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Abstract of Title

To Block between L and M and 12th and 13th Streets.

Part 1. Of Lots Nos 1. 2. 3 4 & 5 thereof

F Deeds p 320 Mexican Government by Juan B. Alvarado, Governor of the Department of California to Don Auguste Sutter (Grant)
Dated June 18. 1841 For Eleven Leagues of Land bounded on the North by the "Three Peaks", in latitude 39° 41' 45" North; on the East by the margins of Feather River; on the South by latitude 38° 49' 32" North; and on the West by the Sacramento River.
Recorded February 6th 1851.

No 1 Patents p 225. United States To John A Sutter (Patent)
Dated June 20. 1866. Recites the above Grant; its confirmation by the United States Board of Land Commissioners for California; the United States District and Supreme Courts, and the final Survey, approval and confirmation thereof; In consideration thereof, do give and grant unto the said John A Sutter and to his heirs, the tract of land Embraced and described in the foregoing Survey, but with the Stipulation that in view of the 15th Section of the Act of Congress of 3d March 1851, the confirmation of this said claim shall not affect the interests of third persons. To have and to hold to the said John A Sutter and to his heirs and assigns forever, with the Stipulation aforesaid.
Recorded November 28. 1866.

A Deeds 1. John A Sutter to John A Sutter Junior (Deed)
Dated 14th October 1848
Consideration $ 50,000 & natural love and affection
Grant bargain sell assign transfer and set over, certain lands derived by Grant from the Mexican Government on June 18. 1841. (including Sacramento City.
no acknowledgment.

Subscribing Witnesses Myron Norton and T.R.
Per Lee. (no date of Record)
Re-recorded in Book C of Deeds p 351 on June
3rd 1850 and acknowledgment of Myron Norton a
Subscribing Witness was taken on June 1. 1850 before
John McVickar N.P. San Francisco.

A Deeds 54. **John A Sutter Junior to John A Sutter (Deed)**
Dated 25th June 1849.
Consideration $50,000.
Give grant bargain sell alien release and enfeoff
lands (embracing Sacramento City) being the
same land and premises conveyed to him on 14 Oct 48
by John A Sutter.
Acknowledged 25th June 1849 before Henry A
Schoolcraft 1st magistrate Sac. City
no date of Record
Re-recorded in Book 'C' of Deeds p 411 on June
17th 1850.

C Deeds 224. **John A. Sutter to John A. Sutter Junior. (Deed)**
Dated May 7th 1850.
Consideration $1.
Bargain and sells all his right title and interest in
Sacramento City, consisting of Town Lots and buildings Standing thereupon.
Warrantee Deed.
Acknowledged 20th May 1850 before L A Birdsall
Recorder.
Recorded May 20. 1850.

C. Deeds. 353 **John A Sutter Junior to Ringrose J. Watson: James
Pearson and Wheaton A Baker (Deed).**
Block
Dated June 3rd 1850.
Consideration $30,000.
Grant bargain sell alien release and confirm the
Block between L and M 12th and 13th Streets
and other property
Warrantee Deed
Acknowledged June 4. 1850 before B F Washington
Notary Public
Recorded June 4th 1850.

G Deeds. 8. **Wheaton A Baker & James Pearson to Ringrose J.
Watson (Deed)**
Dated 19th April 1851.
Consideration $1.
Bargain sell convey and quitclaims Lot No 5 under
Lot 5 Search and other Lots
Acknowledged 19th April /51 before P Dunlap Clerk.
Recorded April 21. 1851.

G deeds. 18 **Ringrose J Watson to Wheaton A Baker and James
Pearson (Deed)**
Dated April 19th 1851.
Consideration $1.
Lots Bargain sell convey and quitclaim Lots 1. 2. 3 & 4
1.2.3.4 L M 12th and 13th Sts and other Lots
Acknowledged 19 April 1851 before Sylvester Chouteau
Notary Public
Recorded April 22nd 1851.

A Mort. 239 **Ringrose J Watson et al to Paul B Anthony and Merritt
Welton. (Bond for Deed)** (R J Watson. Jas Pearson & W A Baker grantors).
Dated 11 July 1850.
The parties of 1st part bind themselves in the penal sum of
$64000 to make a good and sufficient deed to parties of
the Second part on payment being made of 4 promissory
notes as follows
1 for $8000 payable 60 days after date, interest at 7% per month
1 for $8000 " 3 months " "
1 for $8000 " 6 months " "
& 1 for $8000 " 9 months " "
Of numerous Lots in Sacramento City including Lot
Lot 3 No 3 L and M 12th and 13th Streets; otherwise this
obligation shall be null and void
Acknowledged 12th July 1850 before P Dunlap Clerk.
Then follows (Assignment of Merit Welton to John P Rogers
of all his right title and interest to the property herein described
being one half of the same).
Date of assignment 13th July 1850.
Acknowledged July 13. 1850 before John H C Gass.
Notary Public.
All Recorded on July 30th 1850.

I Deeds. 126 John P Rodgers, Merrit Welton & Paul B Anthony by A D Patterson Sheriff by D N Hunt Under Sheriff to John Watson (Sheriff's Deed)

Dated 29th May 1852.

Consideration $120.

Lot 3

Grant bargain sell assign and convey all the right title and interest of said Rodgers, Welton and Anthony in Lot 3 L and M 12 + 13 and other Lots under the following Judgments recovered in Dist Court of the 6th Judicial District by said Watson Pearson & Baker on 7th march 1851 against Anthony & Welton for \$8000 and interest and $\$95^{50}$ costs: & On 21st May 1851 against John P Rodgers for $\$15\,050^{75}$ & interest and $\$36^{50}$ costs – Execution issued on 4th may 1852 – Sale made on 29th may 1852 –

Acknowledged June 1. 1852 before P L Edwards Notary Public

Recorded June 2nd 1852.

J Deeds 524 James Pearson & W A Baker by A D Patterson Shff by D N Hunt Under Sheriff to J. B Haggin (Shff's Deed)

Dated October 18th 1852

Consideration $4280.

Lots 1.2.3.4

Grant bargain sell assign and convey all the right title and interest of said Pearson and Baker in Lots 1. 2. 3 & 4 L and M 12th & 13th Streets and other Lots under an Order of Sale issued out of Clerk's Office of District Court of 6th Judicial District on a Judgment in said Court Recovered on Septr 6. 1852 by Brannan. Bruce Graham and Wetzlar against Pearson and Baker for \$15,090 & interest & costs. Levy made on September 28. 1852. Sale made on October 18th 1852 after legal notice

Acknowledged October 23rd 1852 by A D Patterson Sheriff by D N Hunt his Under Sheriff before Jno Q Brown Notary Public

Recorded January 6th 1853.

J Deeds 561. R J Watson to John Watson and George Watson (Deed)

Dated January 11th 1853.

Consideration $1.

Lot 5

Grant bargain sell and convey. Undivided 2/3rds

of Lot No 5 L and M 12th and 13th Streets & other Lots

Ackgd 14 January 1853 before Jesse McHenry NP.

Recorded January 19th 1853.

K deeds 235 J. B Haggin to Julius Wetzlar (Deed)

Dated April 22nd 1853.

Consideration $1.

Lots 1.2.3.4

Release and quit claims all his right title and interest in Lots 1. 2. 3 & 4 L and M 12 and 13 and other Lots.

Acknowledged April 22. 1853 before E B Crocker Notary Public.

Recorded April 25. 1853.

O deeds 111 R. J. Watson and Geo Watson to John Watson (Deed)

Dated July 22. 1854

Consideration $1.

Bargain and sell Lot No 5 L and M 12 & 13.

Lot 5

Acknowledged July 29. 1854 before J H Hardy NP

Recorded October 26. 1854.

W deeds 249 Carl Mack to Volney E Howard (Deed)

Dated June 14th 1858.

Consideration $140

Grant bargain sell and quit claims all his right title and interest in Lots 3 and 4 L and M 12th & 13th Streets

Lots 3.4

Acknowledged June 14th 1858 before H S Foushee Notary Public

Recorded June 14. 1858.

W deeds 486. Julius Wetzlar and wife to Volney E Howard in trust. (Deed)

Dated June 14th 1858

Consideration $2000.

Grant bargain and sell Lots 3 and 4 L & M 12 & 13 for the separate use benefit and behoof of Catherine E Howard his wife, both as to the estate as well as the rents and profits, Subject to a mortgage of \$1000 in favor of Ellen Dickson which the said Howard assumes to pay to the legal holder.

Lots 3.4

Warrantee against acts of Grantor.
Acknowledged June 15th 1858 before Carl C.
Finkler Notary Public
Recorded September 10th 1858.

Note. The mortgage referred to in this deed in favor of Ellen Dickson is recorded in Book I of Mortgages page 41. and is "Satisfied in full" on 15th day of December 1859 on the margin of the record. Stevens.

No 28 p 162. James Pearson and W A Baker by A D Patterson formerly Sheriff of Sacramento County to J B Haggin (Deed.
Lots 1.2.3.4
Dated July 27. 1860.
Same recitals as in Deed in "J page 524"
Consideration $ 4280
Conveys all the right title and interest of said Pearson and Baker in Lots 1 to 4 under Search and other Lots.
Acknowledged July 27. 1860 before P J Hopper N P.
Recorded August 1st 1860.

No 32 Deeds. 3. Volney E Howard and (Catherine E) his wife to H. T. Holmes and A Lamott Jr (Deed)
Lots 3.4
Dated December 21. 1861.
Consideration $ 700
Grant bargain sell alien remise release convey and confirm Lots 3 and 4 under Search. being the Separate property of said Catherine wife of said Volney E. Howard.
Warrantee against acts of Grantor.
Ackgd 21 December 1861 before B F Ferris N. P.
Recorded December 24. 1861.

No 33 Deeds. 26. Hannah Mack to H T Holmes & A Lamott (Deed)
Lots 3, 4
Dated August 13 1862.
Consideration $ 75
Grant bargain sell remise convey and quit claims all her right title and interest in Lots 3 and 4 under Search being her separate property.
Ackgd 15 August 1862 before Samuel Cross NP.
Recorded August 16. 1862

X No 36 deeds 204 Roe 4668. B B Stansbury & Lots 5. 6. 7 L and M 12th - 13th Streets by B N Bugbey Ex-Sheriff to John Dooley (Tax Deed)
Lots 5. 6. 7
Dated August 3rd 1864

Consideration $ 78^{25}
Recites Judgment of December 11th 1863 before G Haines a Justice of the Peace of People vs Roe et al, with Order of Sale to recover $ 78^{25} delinquent Taxes and costs for the Year —, did levy upon and on Feby 1st 1864 sold the Lots 5. 6. 7 L M 12. 13th Sts to said Second party.
In consideration of the premises – grant bargain and sell the said property.
Ackgd Augt 5. 1864 before Ed. Cadwalader NP.
Recorded August 17. 1864.

No 36 Deeds 653 John Dooley by F. Elliott his attorney in fact to Louis Schmaelzle. (Deed)
Lot 5
Dated July. 29. 1864
Consideration $ 28. 08
Remise release and quit claims all his right title and interest in Lot 5 under Search
Ackgd July 29 1864 before James Coggins NP
Recorded June 10. 1865.

Note. There is no power of Attorney on record from John Dooley to F Elliott. (Stevens).

No 37 Deeds 1. H T Holmes to A Lamott Jun. (Deed)
Lot 4
Dated April 14th 1865
Consideration $ 1.
Remise release and quit claims Lot 4 under Search
Ackgd April 14th 1865 before Justus Hovey NP
Recorded April 14th 1865.

No 37 Deeds 2. A Lamott Junr To H T Holmes. (Deed)
Lot 3
Dated April 14th 1865.
Consideration $ 1.
Remise release + quit claims Lot 3 under Search.
Ackgd April 14 1865 before Justus Hovey NP.
Recorded April 14. 1865.

No 143 Deeds 513 John A Watson by his Attorney in fact W. B Van Dyke to E R Hamilton. (Deed).
Lot 5
Dated February 25. 1868.
Consideration $ 500.
Grant bargain sell convey and confirm all Lot No 5 under Search.

Acknowledged Feby 25. 68 before J W McKenzie NP.
Recorded March 6th 1868.

Note Power of Attorney from John A Watson wife to Wm B Vandyke Dated 10th November 1863 gives full power to sell and convey this Lot 5 L. M 12-13th Sts and other Lots. Duly ackgd at St Louis Missouri before Joel G Harper Commissioner for California Recorded April 27. 1864 in Book D of powers p 405.

No 43 Deeds 514. **Edward R Hamilton To Wm P Coleman (Deed)**
Lot 5
Dated March 4th 1868.
Consideration $500
Remise release and quitclaim Lot 5 L and M 12-13 and other property.
Ackgd March 6. 1868 before A C Sweetser NP.
Recorded March 6th 1868.

No 44 Deeds 217. **A Lamott Junr To Herman Kretschmer (Deed)**
Lot 4
Dated April 7th 1868.
Consideration $600
Grant bargain sell convey and confirm Lot 4 under Search.
Ackgd April 7th 1868 before Julius Wetzlar NP.
Recorded April 7th 1868.

No 44 Deeds 486. **William P Coleman to Louis Schmaeltzle (Deed)**
Lot 5
Dated April 9th 1868
Consideration $400.
Grant bargain sell release convey and quit claims all his right title and interest in Lot 5 under Search.
Acknowledged April 9. 1868 before Sam Cross NP.
Recorded May 1. 1868.

No. 44 Deeds 487. **Richard Jones By Samuel Poorman his Attorney in fact To Louis Schmaeltzle (Deed)**
Lots 1.2
Dated April 29. 1868
Consideration $25.
Grant bargain sell release convey and quit claim all his right title and interest in Lots 1 and 2 under Search.
Ackgd April 30. 1868 before John K Alexander NP.
Recorded May 1st 1868.

Note. Power of Attorney from Richard Jones to Samuel Poorman dated 11th April 1868 gives full power to sell and convey all his Real Estate in Sacramento City Ackgd 13th April 1868 before James E Smith Notary Public is duly recorded in Book E of Powers page 94.

No 44 Deeds 488 **Louis Schmaeltzle To Hannah Mack (Deed)**
Lots 1.2
Dated April 30th 1868
Consideration $25
Remise release + quit claims Lots 1 and 2 under Search
Ackgd May 1. 1868 before W B C Brown Co. Clerk.
Recorded May 1. 1868.

Note. By reference to the Suit No 11883. 2d Series No 6578 in Suit of Julius Wetzlar vs Hannah Mack & Jno Kleese for restitution + possession of Lots 1 + 2 aforesaid I find Judgment Entered on April 13. 1868 rendered by Dist Court 6th Judicial Dist in favor of Plaintiff Wetzlar – And on Aug 26. 1870 writ of Restitution issued. Stevens.

No 46 Deeds 316. **Henry T Holmes to F H L Weber (Deed)**
E1/2 Lot 3
Dated October 16th 1868.
Consideration $500.
Grant bargain and sell convey and confirm E1/2 of Lot No 3 between L and M 12th and 13th Streets.
Special Warrantee.
Ackgd October 16. 1868 before G C Waller N.P.
Recorded October 21. 1868.

No 46 Deeds 413 **Henry T Holmes to Amos Norris (Deed)**
W1/2 Lot 3
Dated October 16. 1868
Consideration $500
Grant bargain sell convey and confirm West 1/2 Lot 3 between L and M 12th and 13th Streets.
Special Warrantee.
Ackgd October 16. 1868 before G. C Waller NP
Recorded October 24. 1868.

No 46 Deeds 1127. **James Pearson and W A Baker by A D Patterson Sheriff to James B Haggin (Deed)**
Lots 1.2.3.4
Dated June 24. 1868.
Same recitals as in Deed in "J page 524"
Consideration $4280.
Conveys all the right title and interest of said Pearson & Baker in Lots 1 to 4 under Search and other Lots
Ackgd October 27. 68 before W B C Brown Co Clerk.
Recorded October 27. 1868

No 57 Deeds 244 **J B Haggin to Julius Wetzlar (Deed)**
Lots 1.2.3.4
Dated January 29. 1868
Consideration $5.

Grant bargain sell convey and confirm all his right title and interest in Lots 1. 2 3 .4 L and M 12 - 13 th Sts
This Deed is made to confirm a conveyance of same property made by said first party and to convey any title subsequently acquired.
Acknowledged April 6. 1868 before F J Thibault NP.
Recorded June 14. 1870.

Trust Deeds.

No 47 Trust Deeds page 439. E½ Sor 3 — **F H L Weber to C H Swift and Wm P Coleman in Trust for the Sacramento Savings Bank**
Dated November 7th 1868
Grant bargain sell convey and confirm E½ Lot No 3 in square between L and M 12 th and 13 th Streets to secure the payment of a promissory note of the party of 1st part for $ 300 + interest (payable in Gold coin)
Ackgd Novr 7. 1868 before Ed Cadwalader NP.
Recorded Novr. 7 th 1868.

No 49 Trust Deeds page 633. Sor 5 — **Louis Schmaelzle to C H Swift and Wm P. Coleman in Trust for the Sacramento Savings Bank**
Dated May 28 th 1869.
Grant bargain sell convey and confirm Lot No 5 between L and M 12 th and 13 th Streets, and abandoning all right of homestead thereto, to secure the payment of his promissory note of $ 1200. and interest (payable in Gold Coin)
Ackgd May 9 th 1869 before Ed Cadwalader NP
Recorded May 29. 1869.

Certificate of Tax Sales

No 1 Cert Pur p 188 Sor 4 — **John Doe. Richard Roe Coe G 736 and Lot 4 L and M 12 - 13 by James Lansing Sheriff To Ab. C Freeman.**
Dated April 1st. 1867.
Consideration $ 13. 13.
Grant bargain and sells Lot No 4 L & M 12 & 13

under a Judgment and decree of Sale for City Taxes for the year 1865-6 docketed in 6th Dist Court on Decr 26. 66. in favor of the People vs Coe G 736 et al. Levy made on Feby 26. 1867. Sale made on April 1. 1867. Subject to redemption.
Recorded April 11th 1867.

No 2 Cert Pur 115 Sch 1.2 — **Johanna Mack Doe G 4675 and Lots 1 and 2 L and M 12th & 13 th Streets by E. F White Sheriff to Andrew Forbes**
Dated August 24. 1868
Consideration $ 19. 64.
Recites Judgment & Decree of Sale for State and County Taxes for the fiscal year 1867 in 6th Dist Court of Sac Co on July 1st 1868 in favor of the People vs Johanna Mack &, on July 16 th 1868 levied upon and after notice Sold on August 24. 1868 the whole of said Lots 1 & 2 as above to said 2d party Subject to redemption.
Recorded September 10. 1868.

Note. The records of the Sheriff show that on February 13. 1869. this property was redeemed by Hannah Mack. Stevens.

PART II.

OF Lots 6 7. 8. 9 & 10 thereof.

Conveyances under Sutter.

A Deeds 1. — **John A Sutter to John A Sutter Junior (Deed**
For particulars. see Page 3.

A Deeds 21. Sch. 6. 7. 8. 9. 10 — **John A Sutter Junior to Samuel Brannan (Deed)**
Dated April 16 th 1849.
Consideration $ 100
Bargain and Sells the "South ½ of 24 Blocks between 8 th and 14 th Streets and I and M Streets" et al.
Covenant of Warrantee against all persons.
Ackgd April 16. 1849 before H A Schoolcraft 1st magistrate
No date or number of record.

Note This deed was again recorded on May 22. 1850 in Book C of Deeds p 240. also on May 30. 1850 in Book C of Deeds p 306. In this last re-record the acknowledgment of John A Sutter Junior was taken on June 12. 1850 before L. A Birdsall Co. Recorder. Stevens.

No 41 Deeds p28 **Samuel Brannan to Ab. C. Freeman. (Deed)**
Sdr 10
Dated May 7th 1867.
Consideration $100.
Remise release and quit claims all his right title & interest
in Lot 10 L and M 12 & 13. Sts.
Acknowledged May 18. 67 before W W Lawton NP.
Recorded May 20. 1867.

No 41 Deeds 53. **Ab. C Freeman To G. J. Cross (Deed)**
Sdr 10
Dated May 25th 1867.
Consideration $350.
Remise release and quit claims Lot 10 L and M 12 - 13.
Warrants that there is no conveyance from Saml Brannan
except to himself.
Acknowledged May 25. 1867 before S. Cross NP.
Recorded May 25. 1867.

No 41 Deeds 123. **Samuel Brannan to Ab. C Freeman (Deed).**
Sdr 8.9
Dated June 25th 1867
Grant bargain sell remise convey and quit claims all his
right title and interest in Lots 8 and 9 L M 12 - 13.
Ackgd June 26. 1867 before W W Lawton NP.
Recorded June 27. 1867.

No 41 Deeds 288. **Ab C. Freeman to N W Chisholm (Deed)**
Sdr 8.9
Dated August 19. 1867.
Consideration $400.
Grant bargain sell remise convey and quitclaim all
his right title and interest in Lots 8 and 9 L M 12 - 13.
Said first party guarantees against any and all Sales
for taxes levied or assessed prior to 1865.
Proven Aug 20. 67. by the oath of P Dunlap Subscribing
Witness before Saml Cross NP.
Recorded August 21. 1867.

No 41 Deeds 305 **Samuel Brannan to Ab. C. Freeman (Deed).**
Sdr 6.7
Dated July 1. 1867.

Consideration $200.
Remise release and quit claims all his right title & interest.
in and to Lots 6 and 7 L and M 12th & 13th Streets
Acknowledged August 29. 1867 before W W Lawton N P.
Recorded August 30. 1867.

No 44 Deeds 299 **Ab. C Freeman to Thomas Jefferson Clunie (Deed)**
Sdr 6.7
Dated April 9th 1868
Consideration $500
Grant bargain sell assign remise and quit claims all his
right title and interest in Lots 6 & 7 L and M 12 & 13.
Ackgd April 9th 1868 before Wm Ellis J P.
Recorded April 10. 1868

No 44 Deeds 301 **T. J. Clunie to F. Elliott. (Deed)**
Sdr 6
Dated April 10. 1868.
Consideration $500
Grant bargain sell and convey all his right title and
interest in Lot No 6 L and M 12 & 13.
Ackgd April 10. 68 before W. B. C Brown Co clerk
Recorded April 10. 1868.

No 46 Deeds 396 **In the matter of the Estate of N W Chisholm decd Petition for Sale of Real Estate to Probate Court of Sacramento County.**
Sdr 9

Susan Chisholm admx having on Sept 21. 1868 presented a Petition for an Order of Sale of Real Estate verified by oath and A H C Lynch appointed Guardian ad-litem for minor heirs having filed written consent to prayer of said petition, the Court at this day proceeded to hear said Petition; and no person interested opposing said application and the Court being satisfied after a full hearing that a Sale of a portion of the Real Estate is necessary for the payment of the costs and charges of administration and debts outstanding and it appearing that Lot No 8 L and M 12th and 13th Streets is the homestead of the family and that Lot No 9 in said Block can be sold at private Sale to better advantage for all parties interested than at public Sale, and it appearing that all the proceedings upon this application have been conducted strictly according to law; it is hereby

ordered adjudged and decreed that Susan Chisholm Admx of the Estate of N W Chisholm decd be and she is hereby authorized to sell the following Real Estate at private Sale to the highest bidder for Cash subject to confirmation by this Court.
Lot 9 L and M 12 & 13 th Sts. Dated Septr 21. 1868
R C Clark Probate Judge. Filed Septr 21. 1868.

No 46 Deeds 397 Sor 9 In the matter of the Estate of N W Chisholm decd by Probate Court of Sacramento County (Order confirming Sale of Real Estate.

The Administratrix of said Estate having made her report of Sale heretofore issued and it appearing that at the time and place of such sale as specified in notice thereof, she sold in one parcel (judging it most beneficial to said Estate) at private to S W L Conner, he being the highest bidder for $800 in U S Gold coin cash, that being the highest sum bid Lot No 9 L M 12 & 13 Sts. that said Sale was legally made and fairly conducted, that the sum bid was not disproportionate to the value of the property sold &c, and no person interested having filed any objections to the confirmation of said Sale and no good reason appearing why said Sale should not be confirmed, on motion of A Comte Junr Counsel for Admx & A H Lynch atty of minor heirs being present and consenting to the order. It is hereby ordered adjudged and decreed that said Sale be & the same hereby is confirmed &c. and proper legal conveyances are directed to be executed. Dated October 19. 1868
Recorded October 20. 1868.

No 46 Deeds 401 Sor 9 Susan Chisholm admx of the Estate of N W Chisholm decd (signed Susan D. Chisholm) to S L W Conner (Deed)
Dated October 20. 1868
Consideration $800 (Reciting foregoing orders of Probate Court)
Grant bargain sell and convey all the right title and interest of the Estate of N W Chisholm decd at the time of his death and all the right title and interest that said Estate by operation of law, or otherwise may have acquired other than or in addition to that of said decd at the time of his

death in and to Lot No 9 L and M 12th & 13 th Streets, with improvements.
Duly acknowledged before A Comte Junr. NP.
Recorded October 20. 1868.

No 46 Deeds 399. Sor 8 In the matter of the Estate of N W Chisholm decd by Probate Court of Sacramento County (Decree of Homestead). Dated October 19. 1868.

It appearing that the property asked to be set apart as a homestead has been occupied as such and was so occupied by the deceased and family at the time of his death and that the family have continued such occupation & that the same is worth a sum not less than $5000, to wit about $900, that the family of deceased consists of his surviving wife (said applicant and their children, Mary Ellen aged about 9 years, Emerilla aged about 6 years; Jane Alice aged about 5 years and Willieta age about 3 years, that said applicant has no seperate Estate of her own, that decd was a resident of this County at the time of his death and administration has been duly granted to applicant; and no opposition having been made. It is ordered and decreed that Lot No 8 L and M and 12 th and 13 th Streets be set apart free from any further administration as a homestead.
(signed R C. Clark Probate Judge.

No 50 deeds 520. 7 Thomas J Clunie To James Lansing (Deed)
Dated April 3. 1869.
Consideration $2000
Grant bargain sell and convey Lot No 7. L. M 12 & 13.
Special warrantee.
acknowledged april 3. 69 before A H C Lynch NP.
Recorded april 3rd 1869.

No 58 deeds 519. 6 Frederick Elliott to John Dooley (Deed)
Dated December 7. 1870.
Consideration $6000.
Remise release and quit claims Lot No 6 L M 12 & 13.
and other Lots
acknowledged Dec 7. 1870 before A. Comte Junr. NP.
Recorded December 7. 1870.

No 59 Deeds 302. 8 In the matter of the Estate of N W Chisholm decd by Probate Court of Sacramento County (Order of Sale)

Dated January 3rd 1871.

Susan Chisholm the admx having on Decr 5. 1870 presented a Petition for an order of Sale of Real Estate Setting forth the matters Enumerated in the Statutes verified by oath and an order having been made directing all persons interested to appear January 2. 1871 and show cause if any why such order should not be made and the Court having found that the minor children and next of kin and all persons interested have been fully served &c and no person interested opposing said application, and the Court being Satisfied that a sale is necessary for the payment of the allowance to the family, the debts outstanding and charges of administration and Ben Bullard Junr atty for minor heirs assenting to the order and it appearing that all proceedings have been conducted according to law and that it is for the best interest of said Estate that said Sale should be private It is decreed that Susan Chisholm admx be and she is hereby authorized to sell at private Sale to the highest bidder for Cash or at public auction if she deem it for the best interest of said Estate Lot No 8 L M 12 . 13.

Recorded February 8th 1871.

No 59 Deeds 304 8 In the matter of the Estate of N W Chisholm decd by Probate Court of Sacramento County. (order confirming sale)

Dated February 6th 1871.

Susan Chisholm admx having made a return of her proceedings under the Order of Sale of Jany 3. 1871 verified by oath; that notice of Sale was given as prescribed by Statute; that at said time and place said admx sold in one parcel at private Sale to Calvin J Foss. Esq, he being the highest bidder for $1800 Cash Lot 8 L and M 12 & 13 th Streets; that said Sale was legally made and fairly conducted, that the sum bid is not disproportionate to the value of the property and that a sum exceeding such bid at least 10 per cent exclusive of Expenses of a new Sale cannot be obtained and due notice of application for confirmation having been given and no person having made objection thereto and no good reason appearing

why confirmation should not be made, Ben Bullard Jr atty of Mary Ellen Emeralla Ida Willie & Nelson Chisholm minor Children consenting; it is decreed that said Sale be declared valid and proper conveyance is hereby directed to be executed to the purchaser (signed) Robert C Clark Probate Judge.

Recorded February 8th 1871.

No 59 Deeds 327. 8 Susan Chisholm admx of the Estate of N W Chisholm decd To Calvin J Foss (deed)

Dated February 9. 1871.

Consideration $1800 (Reciting foregoing orders of Probate Court)

Grant bargain sell and convey all the right title and interest of said N W Chisholm at the time of his death and also all the right title and interest acquired by said first party for the Estate of said N W Chisholm decd since his decease of in and to Lot 8 L and M 12 & 13.

Acknowledged February 9. 1871 before A. Comte Jr NP

Recorded February 11th 1871.

No 59 Deeds 330 8 Calvin J Foss to Capital Savings Bank (Deed)

Dated February 11. 1871.

Consideration $ 1000.

Grant bargain and sell Lot 8 L and M 12 & 13.

Ackgd Feby 11. 1871 before Julius Wetzlar NP.

Recorded February 11. 1871.

No 59 Deeds 357. 8 Calvin J Foss to Susan Chisholm (Deed)

Dated February 14. 1871.

Consideration $500.

Grant bargain and sell Lot 8 L and M 12 & 13. (This deed made subject to a mortgage given to the Capital Savings Bank.

Ackgd Feby 14. 71 by A. Comte Jr. NP.

Recorded February 14. 1871.

Note. In Book D of marriages p. 190 I find that on Feb 13. 1871 Susan Chisholm was married to W A McKeehan. Stevens

No 62 Deeds 601 7 James Lansing to Capital Savings Bank (Deed)

Dated July 25. 1871.

Consideration $2000.

Grant Bargain and Sell Lot No 7 L M 12 . 13 & other Lots.

Ackgd July 26. 71 before Julius Wetzlar NP.

Recorded July 26. 1871.

Collateral Deeds

C of Deeds 353 John A Sutter Junr to Ringrose J Watson, James Pearson and Wheaton A Baker (Deed)

For particulars see page 4.

C of Deeds 399. James Pearson, Wheaton A Baker and Ringrose J Watson to John A. Sutter Junior. (Deed)

Dated June 14. 1850.

Consideration $1.

Remise release and quit claims S½ Block between L and M 12 th and 13 th Streets & other Lots.

ackgd June 14. 1850 before L A Birdsall Co Recorder.

Recorded June 14. 1850.

L of Deeds 5 Patrick Bannon to Henry A Caulfield (Deed)

6 to 10

Squatter title
[illegible]

Dated August 1. 1853.

Consideration $ 6000.

Give grant bargain sell quit claim and convey all his right title and interest in Lots 6 to 10 L. M 12 & 13.

ackgd 1 August 1853 before J H McKune NP.

Recorded August 1. 1853.

Tax Deeds

and deeds incidental thereto.

M Tax Deeds 63 William S White Marshal and Ex Officio Collector of Taxes of Sacramento City to Frederick Votle (Tax Deed)

6 to 10

Dated December 7. 1853.

Consideration $ 22.06.

Grant bargain sell and convey Lots 6 to 10 L M 12.13 for taxes and expenses due and unpaid for the fiscal year 1852. (Sold May 12. 1853)

Duly ackgd before Presley Dunlap NP.

Recorded December 31. 1853.

No 29 Deeds 55 Frederick Votle To Henry Nachtrieb. (Deed)

8.9

Dated December 17. 1860

Consideration $150

grant bargain sell alien remise release convey and confirm all his right title and interest in Lots 8 & 9

L and M 12th and 13 th Streets

Acknowledged Decr 17. 1860 before Saml Cross NP.

Recorded December 18. 1860.

No 29 Deeds 386 Henry Nachtrieb to James Monroe Sanford. (Deed)

8.9

Dated February 25. 1861.

Consideration $ 200.

Grant bargain sell alien remise release convey and confirm all right title interest Estate claim and demand of in and to Lots 8 and 9 L and M 12.13.

acknowledged February 25. 61 before Sam Cross NP.

Recorded. March 13. 1861.

No 30 deeds 449. Coe 7366 by James McClatchy ex Sheriff of Sac Co To Eli Mayo. (Tax Deed).

8.9

Dated September 13. 1866

Consideration $17.77/100.

Grant bargain and sell Lots 8 and 9 L M and 12 & 13 under a decree and Order of Sale from 6th Judicial Dist Court upon a Judgment therein rendered on Decr 8. 1865 in favor of the People vs. Coe 7366 & Lots 7. 8. 9 L M 12th & 13 th Streets For Delinquent City Taxes for year 1864-5. Sells March 12. 1866 to Joseph Whinyates for $17.77 Lots 8 & 9 L and M 12 th and 13 th Sts. and 6 months having elapsed without redemption and said Whinyates having authorized the issuance of a deed to second party as his assignee. In consideration of premises deed made

acknowledged September 13. 1866 by Jno S Barrett NP

Recorded September 18th 1866.

No 30 Deeds 556. Doe 9437 by James Lansing Shff of Sacramento County to F Elliott. (Tax Deed)

6.7.8.9

Dated March 29. 1867

Consideration $78.77

Grant bargain and sell Lots 6 7 8 & 9 L. M 12.13. under a decree and order of Sale issued out of Clerks office of District Court 6th Judicial District under a judgment therein recovered on August 6th 1866 in favor of The People v Doe 9437 & Lots 6. 7. 8 & 9 L M 12.13 for unpaid State & County Taxes for year 1865 & costs. Sale made September 24. 1866

ackgd March 29. 1867 before Jno S Barrett NP

Recorded April 1. 1867.

No 33 deeds 404. F. Votte. Sam Brannan, Elisha Woodruff, F M
10 Shields, B B Stansbury; G J Cross; John A Laufkotter
and Jno Doe 1999 a a and all other owners and claimants
By B N Bugbey Sheriff of Sacramento Co. to Jno S Ellison
(Tax Deed)
Dated December 11. 1862
Consideration $\$158^{40}$
Recites Judgt of G F Haines Justice Peace Sac
Township Jany 6. 1862 in favor of People against
F Votte et als and order of Sale for unpaid Taxes
for year — sold May 26. 1862 to said Ellison
for $\$158^{40}$ and no redemption having been made.
Grant bargain and sells Lot 10 L and M 12 & 13.
Ackgd Decr 12. 1862 before Wm G English NP.
Recorded December 15. 62.

No 35 Deeds 351 B B Stansbury, John Doe, Richard Roe, Doe 2650
6.7 J C Cox; E D Hentley, Samuel Price, Fred Green: W W
Burk, S Brannan and all other owners and claimants
by B N Bugbey Shff of Sac Co to Daniel Hardy. (Tax Deed)
Dated January 23. 64.
Consideration $\$252^{55}$
Recites Judgt of Feby 12. 1863 in Justices Court Sacramento Township of Prescott Robinson for the sum of
$ — for unpaid Taxes for the year — Sold under
Execution June 15. 1863 to said Second party for $\$252^{55}$
Lots 6 and 7 L and M 12. 13 and other property.
In consideration of the premises grant bargain & sells
said Lots &c.
Acknowledged January 23. 1864 before Wm G English NP
Recorded January 29. 1864.

No 35 Deeds 378 B B Stansbury to Mahlon F Hale (Deed)
6 Dated March 18. 1863.
Consideration $200.
Remise release and quit claims Lot 6 L and M 12. 13
Ackgd Mch 18. 1863 before J. Wetzlar NP.
Recorded February 8. 1864

No 35 Deeds (p 379) M F Hale to Elizabeth S. Hale (Deed)
6 Dated May 26. 1863.
Consideration $200.

Grant bargain sell convey and confirm Lot 6 L and M 12. 13.
Acknowledged May 29. 1863 by Julius Wetzlar NP
Recorded February 8th 1864.

No 35 deeds 380. Elizabeth S Hale To Sheldon S. Baldwin (Deed)
6 Dated February 8th 1864
Consideration $100
Grant bargain sell remise convey and quit claims all her
right title and interest in Lot 6 L and M 12th. 13th Streets
Acknowledged Feby 8 64 by Sam Cross NP
Recorded February 8th 1864.

No 35 deeds 269 Frederick Votte To John A Laufkotter (Deed)
N 60 ft 10 Dated September 4. 1861
Consideration $25.
Remise release and quit claims North 60 feet Lot No 10 L
and M 12th and 13th Streets.
Ackgd Sept 7. 61 before Sam Cross NP
Recorded December 23. 1863.

No 35 deeds 270 J A Laufkotter to G J Cross (Deed)
N 60 ft 10 Dated April 24. 1863
For value received, transfers assigns and set over the foregoing
deed and also all right title and interest whatsoever in and to
the lands and property therein described.
Duly ackgd April 29. 1863 before Sam Cross NP
Recorded December 23. 1863.

No 35 deeds p 270 John S. Ellison to G J Cross (Deed)
10 Dated December 12. 1862.
Consideration $\$271^{41}$
Grant bargain sell remise convey and quit claims all his
right title and interest in Lot No 10 L and M 12. 13.
Ackgd Decr 12. 1862 before Wm G English NP.
Recorded December 23. 1863.

No 35 deeds 533 Daniel Hardy To Sheldon S Baldwin (Deed)
6 Dated April 9. 1864
Consideration $50.
Grant bargain sell alien remise release convey & quit claim
Lot 6 L. M 12. 13. Ackgd Sept 9. 64 before S Cross NP
Recorded April 9th 1864.

No 36 Deeds 206 Roe 4668. B B Stansbury & Lots 5.6.7 Land M 12th
and 13 th Streets by B N Bugbey Shff To Jno Gaoter (Shff deed)
5,6,7
Dated August 3rd 1864
Consideration \$78 25/100
Recites Judgment of Decr 11. 1863 before G Y Haines a
Justice of the Peace of People vs) Roe et al with Order
of Sale to recover \$78 25/100 delinquent Taxes and costs for
the year ~~, did levy upon and on Feby 1st 1864,
sold the lots 5 6. 7 Land M 12 + 13 th Streets to said
Second party.
In consideration of the premises: grant bargain and
sell the said property.
Acknowledged August 5. 1864 before Ed Cadwalader NP.
Recorded August 17. 1864.

No 39 Deeds 684 Eli Mayo To Nelson W Chisholm (Deed).
8,9
Dated September 17th 1866.
Consideration \$50.
Grant bargain sell remise convey and quit claims
all his right title and interest in Lots 8. 9 L M 12 + 13.
Acknowledged September 17. 66 by Jno S Barrett NP.
Recorded October 1st 1866.

No 40 Deeds 534. Frederick Elliott to N W Chisholm (Deed).
8,9
Dated April 11. 1867
Consideration \$60.
Remise release and quit claims Lots 8. 9 L M 12. 13.
Ackgd 11 April 1867 before G Y Haines J P.
Recorded April 11. 1867

No 44 deeds 301. F. Elliott To Thomas J. Clunie (Deed)
7
Dated April 10. 1868
Consideration \$500
Grant bargain sell convey and confirm all his right
title and interest in Lot No 7 L M 12. 13
Acknowledged April 10. 1868 before W B C Brown Co Clk
Recorded April 10th 1868.

Note For Conveyances from and under N W Chisholm, Thomas J Clunie.

and F Elliott you are refered to the "Chain of Conveyances under Sutter
on Pages from 15 to 19 inclusive of this abstract.

Certificates of Tax Sales.

No 2 Cert Pur 334. Coe 7365 Jno Doe Richard Roe and Lot 6 L + M 12. 13 + impts
by E F White Sheriff To J W Richmond (Deed)
E½ 6
Dated August 17. 1868
Recites Decree of Sale for City Taxes of year 1864-5 of 6th
Judicial District Court December 8th 1865 in favor of the
People against Coe 7365 &c. on July 16. 1865 levy upon &
after due notice Sold at public auction for \$16 24/100 to J W
Richmond he being the bidder willing to take the smallest
quantity: to wit: The East ½ thereof and pay said judgment and costs
Recorded March 16. 1869.

Note. The original Certificate of Purchase of this record now in the hands
of F Elliott was shown to me and I find the same was assigned on
January 18. 69 to Fred Elliott:

Tax Decrees returned unsatisfied

	Book	No Decree	When rendered	Amount	against what Property	For Taxes of year
	A 124	No 106	Sept 15. 1864	\$34.26	acc costs 6 L M 12. 13.	State + Co Taxes of 1862.
pd	B 119	" 932	Nov 12. 1864	\$40. 65	" 8. 9 " "	Same 1862.
pd	C 500	" 1635	April 21. 1865	\$16. 72	" 9 " "	Same 1863
	C 501	" 1636	" 21 "	\$15.48	" 8 " "	Same 1863
pd	C 502	" 1637	" 21 "	\$13. 60	" W¾ 7 " "	Same 1863
pd	F 157	" 3019	Oct 23. 1865	\$47. 83	" 7. 8 9 " "	Same 1864
	F 274	" 3146	" 23 "	\$18. 29	" 5 " "	Same 1864
pd	C 82	" 1217	Jany 6. 65	\$11. 94	" 9 " "	City Taxes of 1864.
	C 83	" 1218	" 6 "	\$10. 95	" W¾ 7 " "	Same 1864
	E 192	" 2550	Aug 4. 65	\$13. 25	" 6 " "	Same 1864.

All other Taxes paid To Tax Collectors on + before Execution
or by Sales of the property already noticed.

Stevens.

Recapitulation

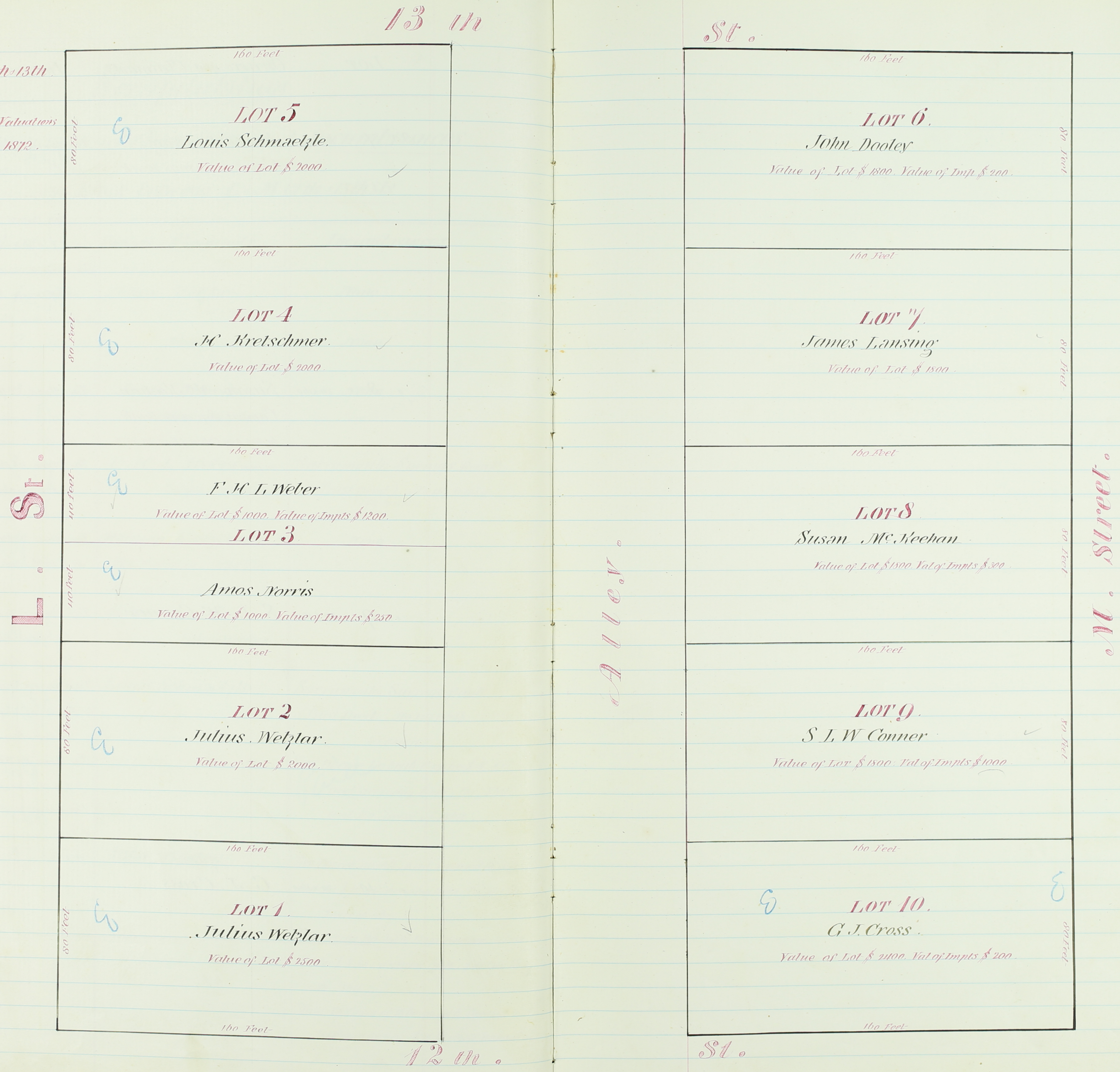
Of owners and claimants and Incumbrances

on Block between L & M 12th & 13th Sts

Lot		Owners & Claimants	Incumbrances
No 1.	80×160	Julius Welzlar	None
" 2	80×160	Same	None
W½ " 3	40×160	Amos Norris Julius Welzlar	None See P Bole p 173
E½ " 3	40×160	F H C L Weber Julius Welzlar	Sacramento Savings Bank (Trust Deed) No 47 p 439 (See Page 12)
" 4	80×160	Herman Kretschmer Ab C Freeman (Tax Title for City Taxes Of 1865 and 1866 See Cert Pur on page 12 Julius Welzlar	None
" 5	80×160	Louis Schmaelzle	Sacramento Savings Bank (Trust Deed No 49 p 633 See page 12. Tax Decree No 3146 F 274 for $ 8.84 and accruing costs for State and Co Taxes of 1864. Paid
" 6	80×160	John Dooley	Tax Decree No 106 A 124 rendered 15 Sep 1864 for $ 15.99 & accruing Costs for St & Co Taxes of 1862 Tax Decree No 2550 E 192 rendered 4 Aug 1865 for $ 8.05 & accruing costs for City Taxes of 1864 State & Co Taxes of 1860 on Lot 6 assessed to Unknown owners $20.30 & Costs unpaid

Lot		Owners and Claimants	Incumbrances
No 7	80×160	James Lansing Capital Savings Bank	Tax Decree No 1637 C 502 rendered Apl 21.65 for $ 8.05 & costs on W¾ Lot No 7 for State and Co Taxes of 1863. Paid Tax Decree No 1218 C 53 Rendered 6 Jany 55 for $ 8.03 & accruing costs on W¾ Lot No 7 for City Taxes of 1864. Paid Tax Decree No 3019 F 157 Rendered Oct 23.65 for $19.48 & costs for St & Co Taxes 64 on Lots 7.8 & 9 Paid
" 8	80×160	Susan McKeehan Capital Savings Bank by deed from Calvin J Foss 59 p 330 on page 19.	Tax Decree No 932 B 419 Rendered 12 Nov 64 for $17.25 & accruing costs on Lots 8.9 L M 12.13 for State & County Taxes of 1862. Paid Tax Decree No 1636 C 501 Rendered 21 Sept 1864 for $ 8.07 & accruing Costs on Lot 8 L M 12.13 for State & Co Taxes of 1863. Paid Tax Decree No 3019 F 157 Rendered 23 Oct 1865 for $ 19.48 & Costs for St & Co Taxes 64 on Lots 7.8.9. Paid
" 9	80×160	S L W Connor	Tax Decree No 1635 Rendered 21 April 1865 C 500 for $ 8.08 & accruing costs on Lot 9. L M 12.13 for State & County Taxes of 1863. Paid Tax Decree No 932 B 419 Rendered 12 Nov 64 for $ 17.25 & accruing costs on Lots 8.9 L M 12.13 for State & County Taxes of 1862. Paid Tax Decree No 3019 F 157 Rendered 23 Oct 1865 for $ 19.48 & Costs for St & Co Taxes of 1864 on Lots 7.8.9. Paid Tax Decree No 1217 C 52 rendered 6 Jany 1855 for $8.04 & accruing Costs on Lot 9 for City Taxes 1863-4 Paid
" 10	80×160	G J. Cross	None

Plat of
Block L & M 12th-13th
Streets.
Showing Co Assessors Valuations
on Assessment Roll of 1872.



LOT 5
Louis Schmaelzle.
Value of Lot $ 2000.

LOT 4
J.C Kretschmer.
Value of Lot $ 2000.

LOT 3
F. J.C L Weber
Value of Lot $ 1000. Value of Impts $ 1200.

Amos Norris
Value of Lot $ 1000. Value of Impts $ 250.

LOT 2
Julius. Wetzlar.
Value of Lot $ 2000.

LOT 1.
Julius Wetzlar.
Value of Lot $ 2500.

LOT 6.
John Dooley
Value of Lot $ 1800. Value of Imp $ 200.

LOT 7.
James Lansing
Value of Lot $ 1800.

LOT 8.
Susan McKeehan
Value of Lot $1800. Val of Impts $ 300.

LOT 9.
S. L. W Conner.
Value of Lot $ 1800. Val of Impts $ 1000.

LOT 10.
G. J. Cross.
Value of Lot $ 2400. Val of Impts $ 200.

Abstract of Title

To Block between L and M 13th & 14th Sts.

Part 1.

Of Lot No 1.

Conveyances under Sutter.

F deeds p 320 Mexican Government to Don Auguste Sutter (Grant)

For particulars see Page 3 of this record.

No 1 Patents 225 United States To John A Sutter. (Patent)

For particulars see Page 3 of this abstract.

A of Deeds 51. John A Sutter to John A Sutter Junior (Deed.

For particulars - see Page 3 of this Abstract.

A of Deeds 54 John A Sutter Junior to John A Sutter. (Deed)

For particulars - see Page 4 of this Abstract.

A of Deeds 363 John A Sutter by Henry A Schoolcraft his attorney in fact to
Lot 1 Peter Taylor (Deed)

Dated December 3rd 1849 -

Consideration $ 750

Bargain and sells all his right title and interest in Lot No 1 L and M 13 and 14 Streets

Warrantee Deed

Ackgd December 3. 1849 before J S Thomas Judge.

No date of Record. Record No 469.

Note The Power of Attorney from Sutter to Schoolcraft as recorded in A of Powers page 26 and in A of Deeds page 93 dated 28 July 1849 - gives no power to sell and Convey Lots between L and M Streets.

Stevens.

A of Deeds 455 Peter Taylor to Washington Meeks, Anson C Stevens &
\ Thomas B Taylor (Deed).

Dated December 26. 1849

Consideration $1200

Bargain and sells all his right title and interest in Lot 1.

now under Search
Warrantee Deed.
Ackgd Dec 1849 before J S Thomas judge
No date of Record
Record No 558

C of Deeds 516 Abraham W Samuel Admr of Estate of Thomas B Taylor decd
to Benj G Lathrop (Deed)
Dated april 11. 1850
In obedience to a Decree of Court of 1st Instance
have this day offered to the highest bidder and B G.
Lathrop became the highest bidder I have this
day bargained sold aliened and conveyed unto said
Lathrop 1/3rd part of an undivided interest in said Lot
said Lathrop having purchased the same at $ 280; the
same being Lot No 1 L and M 13. 14 + more particularly
as a Lot purchased in copartnership by Stevens Meeks
and Taylor; which 1/3rd of an undivided interest I do
by authority as admr. and in obedience to said decree
alien and convey unto said Lathrop all my right + title
as Administrator of said Taylor and do bargain &
promise to warrant and defend the title to the above lome
against all claim or claims whatsoever.
Acknowledged april 11. 1850 before P Dunlap clerk
Recorded July 27. 1850.

" 517 Benjamin G Lathrop To A W Samuel (Deed)
Dated April 12th 1850.
Consideration $ 300
Transfers all his right title and interest in the property
described in the foregoing deed purchased by me at Public
administrator's Sale and sold as the property of T B
Taylor deceased
Ackgd 23 april 1850 before P Dunlap Clerk (Certificate defective)
Recorded July 27. 1850

" 517. Abraham W. Samuel To Anson O. Stevens and
Washington Meeks. (Deed)
Dated 23 april 1850 Consideration $ 300
Transfer and convey all his right title and interest
which I have in and to the property or lot of Ground
described in the foregoing deed.
Ackgd april 23. 1850 before P Dunlap Clerk
Recorded July 27. 1850.

C of Deeds 224 John A Sutter to John A Sutter Junior (deed)
Dated May 7. 1850
Consideration $ 1
Bargain sell and conveys all his right title and interest
in Sacramento City consisting of Town Lots + buildings
Standing thereupon.
Acknowledged May 20. 1850 before L A Birdsall Recorder
Recorded May 20. 1850.

D of Deeds 191. John A Sutter Junr To Samuel Brannan; Sam C Bruce
James S Graham and Julius Wetzlar (Deed conditional).
Dated June 20. 1850
Consideration $ 125000 payable in installments
Grant bargain and sell all his right title and interest
in 2200 Town Lots in Sacramento City also all real Estate
in California in which he has any interest and upon
payment in full of the Consideration monies; this deed
to become absolute.
Ackgd June 20. 1850 before J B Marshal N.P.
Recorded June 20. 1850

Note – In Book D of deeds page 195 is recorded the receipt of Jno A Sutter Junr
for $ 25,000. and in Book A, of Powers pages 294 + 295 is recorded 2 other receipts
from said Sutter of $ 25000 + $ 75,000 – being payment in full of above amount of
$ 125.000.

D of Deeds p274 James S Graham To T. A Warbass Wm S Heyt &
John F Morse (Deed conditional)
Dated July 10. 1850
Consideration $ 25.625 payable in instalments.
Grant bargain + sell undivided 1/2 of an undivided 1/24th
interest in lands derived by deed from Jno A Sutter Junior
Recorded in 'D' of deeds p191. and deed to take effect as a full
and complete Conveyance of the premises upon full and
complete payment of the Consideration, otherwise to be void
and of no effect.
Acknowledged July 10. 1850 before J B Marshall N.P.
Recorded July 10. 1850.

A of Mortgs 303 Warbass Heyt and Morse To Murray Morrison; Wm
Grove Deal and J R Riggs (assignment for benefit of creditors)
Dated august 21. 1850.
Grant bargain and sells. release transfer and Set over

Undivided 1/8th of all lands conveyed by deed from
Sutter Junior to Brannan Bruce Graham & Wetzlar
by deed recorded in D p191 in trust to pay certain
indebtedness named in Schedule, amongst which, the
payments to become due on Septr 29. 1850 of $ 3125 &
on July 1. 1851 of $ 9375 on real Estate purchase from
James S Graham
Duly acknowledged on 22d July 1850
Recorded July 22. 1850.

E deeds 274. Samuel C Bruce To William D M Howard (Deed)
Dated June 20. 1850.
Consideration $18625
Grant bargain and sell Undivided 1/2 of an undivided
1/4 th interest in the purchase of land in Sacramento City
of Sutter Junior to Brannan Bruce Graham & Wetzlar.
Ack'g'd October 23. 1850 before L A Birdsall Co Recorder
Recorded October 23. 1850.

G Deeds 23. Samuel Brannan To Theodore Shillaber (Certificate of
joint ownership)
Dated February 28. 1851.
Certifies that he holds for the equal benefit of both
the 1/4 th interest in lands purchased of Sutter Junior
by Brannan Bruce Graham and Wetzlar.
Acknowledged Feby 28. 51 before A Wardwell NP.
Recorded April 23. 1851.

L Deeds 112. A D Patterson Shff Sac Co To Charles Crocker (Tax Deed)
1. 3. 4
Dated August 26. 1853.
Consideration $12. 50.
Grant bargain and sell for unpaid Taxes of year 1852
Lots 1. 3 & 4 L M 13. 14. on January 3. 53
Acknowledged Aug 26. 53 before L B Harris Co Clerk
Recorded August 26. 1853.

N Deeds 340 Charles Crocker To Washington Meeks (Deed).
Dated June 9. 1854 Consideration $1.
Grant bargain sell & convey all his interest in Lot No 1.
L and M 13 th and 14 th Sts.
Ack'gd June 9. 1854 before E B Crocker NP.
Recorded June 12. 1854.

N Deeds 506 W D M Howard by his Attorney in fact Chas R Bond
to S C Bruce (Deed).
Dated August — 1854
Consideration $1.
Bargain sell and quitclaims all his right title & interest
which the said party of the first part may have in and
to any real Estate in Sacramento City prior to the
date of these Presents".
Acknowledged August 17. 1854 before Geo T Knox NP.
Recorded August 25 - 1854.

Note. Bonds power of Attorney in C of Power p64 gives full power to
sell and convey.

O Deeds 399. Anson O Stevens To Washington Meeks (Deed)
Dated September 30. 1857.
Consideration $150.
Bargain sell and conveys all his interest in Lot 1 L M 13. 14.
Ack'gd Septr 30. 1854 before Wm H Meeks Comsr of Deeds
for Cal'a in New York City "words" freely and volun-
-tarily omitted".
Recorded February 6th 1855.

P deeds 429. John A Sutter Junior to William S Mesick (Deed).
Dated July 9. 1855
Consideration $51,500.
Grant bargain sell and convey Lot 1 L and M 13 & 14 and
numerous other Lots
duly acknowledged.
Recorded July 30th 1855.

Q Deeds 96. Theodore Shillaber to Gilbert A Grant (Deed.
Dated September 18. 1855
Consideration $6250
Grant bargain sell and convey all his right title and interest
in lands within the Corporate limits of Sacramento City.
Ack'gd September 18. 1855 before A Guyot NP.
Recorded September 19. 1855.

Q Deeds 378. Wm S Mesick To L Sanders Junr: for self and as.
Trustee of John A Sutter - (Deed).
Dated 30th November 1855
Consideration $10 & other considerations.

Bargain sell convey remise release and confirm all his interest in and to any Lots in Sacramento City heretofore sold and conveyed by any person or persons acting as agents or attornies of said John A Sutter without proper authority prior to May 7. 1850 and other interests in Trust to sell and convey the same and apply the proceeds to the payment of indebtedness of John A. Sutter to William Mouldrow etc.
Ackgd 6th December 1855 before E B Crocker NP.
Recorded December 7. 1855

V Deeds 481. Lewis Sanders Jr for self and as Trustee of John A Sutter to Peter Taylor (Deed)
Dated October 1. 1857.
Consideration $50.
Remise release quit claim and convey all right title and interest which I hold as trustee of John A Sutter and in my own right in and to Lot No 1 L M 13.14
Acknowledged Oct 1. 1857 before Lewis Jr Sanders NP.
Recorded October 2. 1857.

V deeds 630. Peter Taylor To Washington Meeks (Deed).
Dated November 2. 1857
Consideration $1.
Bargain sell and quit claims all his right title and interest in Lot 1 L and M 13 and 14 th Sts being the same property conveyed by me to W Meeks and others December 26. 1849 & recorded in Book A of Deeds.
Acknowledged November 2. 1857 before H S Foushee NP.
Recorded November 7. 1857.

V deeds 248 Washington Meeks To Edward Collins (Deed)
Dated January 7th 1858.
Consideration $850 = $50 paid and $800 stipulated to be paid within 18 months from date with interest at 2% per month for which 2nd party has executed his promissory note, to secure the payment of which said party of the first part reserves a lien upon the lot herein described -
Grant bargain sell release and convey all his right title and interest in Lot No 1 L and M 13 & 14 th.
ackgd 7 Jany 58 before H S Foushee NP
Recorded January 9. 1858

W deeds. p54. Julius Wetzlar and wife to Fred Werner (Deed)
Dated April 19. 1858
Consideration $3.450.
Grant bargain sell remise and convey all his individual interest in and to all property situate within corporate limits of Sacramento City that he may be Entitled to in common with Brannan Bruce and Graham by deed from Sutter, Junior by deed dated June 20. 1850 which had not been sold prior to August 28. 1851.
Duly acknowledged
Recorded April 20. 1858.

W deeds 478. Samuel C Bruce To Volney E Howard (Deed)
Dated September 6. 1858
Consideration $1000.
Grant bargain sell alien remise release convey and confirm all his right title and interest in Lots in Sacramento City.
Acknowledged Sept 6. 1858 before T J. Thibault NP
Recorded September 7. 1858

Z Deeds 52. Theo Shillaber and Gilbert A Grant assignee of Theo. Shillaber To Samuel Brannan (Deed)
Dated May 4th 1859.
Releases the Trust declared in G of Deeds p23
Duly Acknowledged
Recorded May 10th 1859.

Z Deeds 249. William S Mesick; Thomas A Waterman: James S Graham; Volney E Howard and Frederick Werner to Samuel Brannan and Gilbert A Grant (Deed)
Dated May 20. 1859
Consideration $10 and partition.
Bargain sell remise release and quit claims all their right title and interest in Lot No 1 L and M 13. 14 and other Lots. (Duly acknowledged
Recorded July 14. 1859.

Z deeds 447 Samuel Brannan Senr and Gilbert A Grant to Samuel Brannan Jr (Deed)
Dated September 21. 1859.
Consideration $1 and other valuable considerations =
Give grant bargain sell and convey Lot 1 L M 13th & 14th Sts

and other Lots
Ackgd Sep 21. 59 before Henry Haight NP
Recorded September 22. 1859.

No 36 Deeds 305 **Edward Collins and wife To Edward Twitchell (Deed)**
Dated September 30th 1864.
Consideration $1200.
Grant bargain sell convey and confirm Lot 1 Land M 13th. 14th Streets. The Consideration being a note and Mortgage for $1200 made april 6. 1864 by first party to said 2nd parties recorded in Q p567; said Collins and wife hereby deeding said property and abandoning their homestead or right thereto if any there be; in consideration of said Twitchell giving up said note and Mortgage and receiving the property in full payment.
Ack'gd Sept 30. 64 by Edward Collins before J T Milliken NP.
Ackgd Oct 4. 1864 by Jane Collins (wife of Ed Collins) before Samuel Cross NP.
Recorded October 5. 1864.

No 37 Deeds 525 **Edward Twitchell to Jacob Hoehn (Deed)**
Dated February 15. 1865
Consideration $800
Remise release and quit claims Lot No1 L M 13. 14
Acknowledged February 15. 65 by H S Homans NP
Recorded Septr 1. 1865

No 46 deeds 495 **Samuel Brannan Junr To Jacob Hoehn (Deed)**
Dated October 31. 1868
Consideration $100
Remise release and quit claims Lot under Search
Ackgd Oct 31. 1868 before Julius Welztar NP
Recorded October 31. 1868

Homestead Declaration

No 2 Homesteads page 397 **Jacob Hoehn and wife to Homestead Declaration.**
claims Lot No1 Improvements as Such
Ackgd 8 December 1868 before E T Robinson NP
Recorded Decr 16. 1868.

Certificate of Tax Sales.

No 3 Cert Pur 46 **Sam Brannan Jr. Doe G 6256 By E F White Sheriff of Sac. Co To Eli Mayo. (Tax Sales)**
Dated August 30. 1869.
Consideration $75.35
Sells Lot No1 Land M 13. 14 under Judgment and a Decree of the 6th Judicial District Court on July 20. 1869 for $37.74 & costs. Levy made on August 5. 69. Sale made on August 30. 1869. (Subject to redemption).

Collateral Deed

No 66 deeds 4. **Martin J. Lynn to Dan E. Alexander (Deed)**
Dated January 30. 1872. Consideration $500.
Consideration $500.
Grant bargain and sell Lot 1 Land M 13. 14.
and other Lots
Ackgd Jany 30. 1872 before Ed M Martin NP.
Recorded April 18. 1872.

Srch No 12348.

Part 2

Of Lot 2 in said Block

Conveyances under Sutter.

F Deeds p 320 Mexican Government to Don Auguste Sutter (Grant)
For particulars see Page 3. of this Abstract.

No 1 Patents 225 United States to John A Sutter (Patent)
For particulars: see Page 3 of this Abstract

A Deeds p 1. John A Sutter to John A. Sutter (Junior). (Deed)
For particulars. See Page 3 of this Abstract

A Deeds p 54 John A Sutter Junior to Jno A Sutter (Deed).
For particulars. See page 4 of this abstract.

A Deeds p 335 John A Sutter by A C Peachy his Attorney in fact to Bezer
2.4 Simmons (Deed)
Dated November 31 1849.
Consideration $5000 + $60,000 secured to be paid
Give grant bargain sell and convey Lots 2 & 4 in
Block under Search et al.
acknowledged November 28. 1849 before Frederick
Billings Commissioner of Deeds
No Date of Record.
Record No 442.

– Note. Re-recorded in Book G of Deeds p 165 on May 28. 1851 – and date given of
November 24. 1849 and acknowledged November 26. 1849 Steevens.
Power of Attorney from Sutter to Peachy is recorded in Book A of Deeds p 84
dated July 27, 1849. Gives power to sell and convey Lots between L and M Streets –
acknowledged before H A Schoolcraft 1st magistrate.

D deeds p 14. Bezar Simmons by his Attorney in fact Frederick Billings To
✓ Bethuel Phelps (Deed)
Dated January 19. 1850
Consideration $450.
Give grant bargain sell and convey all his right title
and interest in Lot 2 L and M 13 and 14, and
other Lots
acknowledged Jany 19. 50 by A C Peachy NP
Record No 1109.

Power of Attorney from Simmons to Billings is recorded in Book A of Powers
page 11 – Dated December 26 – 1849. Gives full power to sell and convey.

D of Deeds 15 Bethuel Phelps to Franklin Noble Billings (Deed)
✓ Dated 19th January 1850.
Consideration $1000
Grant bargain sell and convey Lot 2 L and M 13 & 14
Warrantee Deed
Ackgd January 21. 1850 before Fred Billings Comsr of Deeds
Record No 1110.

No 43 deeds 394. Frederick Billings by his attorney in fact D B Northrup
✓ to James R Tolles (Deed)
Dated February 15. 1868
Consideration $1500
Remise release and quit claims all his right title and
interest in Lot 2 under Search and other premises
Ackgd February 15. 68 before J H C Blood NP
Recorded February 17. 1868.

Power of Attorney From Frederick Billings to D B Northrop Dated Dec 27. 60
gives full power to sell and convey. Recorded in E of powers p 80.

No 43 deeds 480 Franklin N Billings by his atty in fact D B Northrop } to James R Tolles. (Deed).
✓ Dated March 2nd 1868
Consideration $1.
Remise release and quit claims all his right title and
interest in Lot 2 L and M 13 & 14 & other property.
This deed being Executed for the purpose of perfecting claim
of title to said Lots heretofore intended to be conveyed
by Frederick Billings
Ackgd March 2. 1868 before J H C Blood NP
Recorded March 3. 1868.

Power of Attorney from Franklin N Billings to D B Northrop Dated April 27. 1853 –
with full power to sell and convey is recorded in C of Powers of attorney 98.

No 45 deeds 140. James R. Tolles and Frederick Nold to Benjamin
✓ A Farr. (Deed)
Dated April 17. 1868
Consideration $725
Grant bargain sell convey and confirm Lot No 2
L and M 13 and 14th Streets.
Ackgd April 17. 1868 before Edward Cadwalader NP
Recorded April 18. 1868.

Tax Deeds.

M Deeds 348 D N Hunt Sheriff and Successor to A D Patterson
v late Sheriff To Washington Meeks. (Tax Deed)
Dated May 25. 1854
Grant bargain sell and convey Lot No 2 under Search
for $ 55.04 for unpaid taxes and costs for year 1852.
Sale made on 7th January 1853
Duly ack'gd before A. C Hunter Co Clk
Recorded May 25. 1854.

M Deeds 357. William S. White marshal and ex-officio Collector of Taxes
v To Washington Meeks (Tax Deed).
Dated May 29. 1854.
Grant bargain sell and convey Lot no 2 L and M
13th and 14th Sts for unpaid City Taxes and costs
for year 1852 amounting to $43.50
Duly ack'gd before F W Thayer NP
Recorded June 8. 1854.

Collateral Deeds.

T deeds 565 Joseph Kart to Maria Amrhein (Deed)
v Dated May 1. 1857.
Consideration $4000.
bargain sell and quit claims all his right title and interest
in Lot 2 L and M 13. 14 + another Lot.
Ack'gd May 1. 1857 before C C Tinkler NP.
Recorded May 5. 1857.

U deeds 76 Andreas G. Miller (signed Anton G. Müller) to Joseph
v Kart.
Dated March 17. 1856
Consideration $ 3700
bargain sell and quit claims all his right title and interest
in Lot 2 L and M 13. 14 and another Lot
Ack'gd June 5. 1857 before C C Tinkler NP
Recorded June 5. 1857

U deeds 573 Herman Varwig to Joseph Kart (Deed)
V Dated March 30. 1854.

Consideration $175
Grant bargain sell convey and quit claims all his right title &
interest in Lot 2 L and M 13. 14
Ack'gd October 23. 1857 before Lewis Jr Sanders NP
Recorded October 23. 1857

Y deeds 512 Joseph Kart To Louis Lowenstein (Deed)
V Dated February 26. 1859.
Grant bargain sell convey and quit claims all his interest
in Lot 2 L and M 13. 14
Duly acknowledged
Recorded March 19. 1859.

Note. On the Sheriff's Books I find memo. of Sale made on Jany.
29. th 1866 to C H C Krebs of Lot 2 L and M 13th - 14th Cer 7367 for
City Taxes of 1865. - but there is no record of any certificate or deed
under said Sale.

Stewart

Part 3

Of Lot No 3 in said Block

Conveyances under Sutter

Note – The title of John A Sutter as he held the same on June 25. 1849 is deraigned through the instruments shown on Pages 3 - 4 of this record

Steevens.

D Deeds p 56. John A Sutter by Archibald C Peachy his Attorney in fact to Frederick Billings (Deed)

Dated November 12. 1849.

Consideration $8000

Bargain sell grant and convey Lot 3 under Search and other Lots.

Ackgd 12 Jany 1850 before Jno W Geary 1st alcalde.

Record No 1150.

Power of Attorney from Sutter to Peachy is recorded in Book A of Deeds p. 84 dated 27 July 1849 and gives full power to sell and convey premises under Search. acknowledged before H A Schoolcraft 1st magistrate.

C deeds 224 John A Sutter to John A Sutter Jr. }
C " 353 Jno A Sutter Junior to Watson Pearson & Baker } Collateral Deeds.
C " 399. Watson Pearson & Baker To Jno A Sutter Jr }

G deeds 391 Frederick Billings To Jno A Sutter (Deed)

Dated February 14. 1851.

Consideration $6500.

Grants and conveys all his interest in Lot 3 under Search et al.

Ackgd February 14. 1851 before C. T. Emmet NP.

Recorded July 24. 1851.

J deeds 185 John A Sutter To William S Mesick (Deed)

Dated September 14. 1852

Consideration $10.000

bargain sell convey remise release and quit claim all the right title and interest of the party of the first part in and to any and all lands situated in the County of Sacramento in and to which said party of the 1st part may have any interest or Estate.

Acknowledged Septr 14. 1852 before S. B Smith NP Sutter Co.

Recorded October 11. 1852.

L Deeds 276 William S Mesick To P L Edwards (Deed)

Dated September 30. 1853

Consideration $1. and other Considerations.

Grant bargain sell alien enfeoff and convey the Undivided 1/3 part of the 1/2 part of the undivided whole remaining in the party of the first part of all his right title and interest acquired by virtue of a deed executed to him by John A Sutter dated Septr 14. 1852 of all lands in Sacramento County including Lots and lands within the City of Sacramento.

Ackgd Septr 13. 53 before James B Mitchel NP.

Recorded October 10. 1853.

L Deeds 518 William S Mesick to P L. Edwards (Deed).

Dated September 19. 1853.

In consideration of the agreement this day entered into between L. Sanders Junr. P L Edwards et al. & in trust for the purposes of said agreement and $1.

Grant bargain sell and convey all his right title and interest in and to an undivided 1/2 of all the interest acquired by 1st party by virtue of a deed from John A Sutter dated September 14. 1852 &c.

Ackgd Septr 29. 1853 before Jas B Mitchel NP.

Recorded November 28. 1853.

P deeds 165 John A Sutter To William S Mesick (Deed)

Dated September 14. 1852

Consideration $2000.

Bargain sell and convey all those lots named in deed dated February 14. 1851 from Fred Billings to me (and other property)

Covenant of warrantee against all persons.

Ackgd September 14. 52 by S B Smith NP Sutter Co.

Recorded May 8th 1855.

P deeds 221. John A Sutter, Wm S Mesick and L Sanders Junr. To. Volney E Howard (Deed)

Dated May 23. 1855.

In consideration of professional Services rendered and

to be rendered
Release and quit claims undivided 1/10th part of lands
Embraced in Grants from the Mexican Government to
John A Sutter (Except all the individual Lots owned
by Wm Muldrow or L Sanders within Corporate Limits of
Sacramento City
Ackgd by Thos A Gould Subscribing witness before R H
Stanley NP
Recorded May 24 1855

Q of Deeds 126. Philip L Edwards To Wm S Mesick (Deed)
Dated September 26. 1855
Consideration $1 and other considerations
Remise release convey and quit claims all his right title
and interest in Lot No 3 L and M 13.14 & other Lots
Acknowledged Septr 26. 1855 before B D Fry JP.
Recorded October 2. 1855

Q of deeds 374 William S Mesick and Philip L Edwards to Daniel
W Welty (Trustdeed)
Dated December 6. 1855
Consideration $10
Grant bargain sell and convey Lot 3 L and M 13.14
in trust to secure the payment of a note from Sutter to
Samuel Kyburz for $7564 38 & interest at 1% per month
dated Decr 6. 1855 and if default is made in the payment
for Six months, said 2nd party is authorized to sell at
public auction after notice in a daily newspaper published
in Sacramento for 15 days preceding the day of Sale of time
and place thereof, said real Estate or enough to pay said Note
and interest and costs; said Sale to be made at the Court
house door &c & upon such Sale to convey the same in fee
to the purchaser; but if said note is satisfied then to
Convey the same to Anna Sutter wife of Jno A Sutter or if
a part is sold, to convey the remainder
Acknowledged December 6. 1855 before E B Crocker NP.
Recorded December 7. 1855.

R of deeds 415 Daniel W Welty to Samuel Kyburz (Deed)
Dated June 27. 1866
Recites Trust deed recorded in Q p 374 & whereas after
6 months from date of said deed said note remained

unpaid and first party by publication in the Daily Demo-
cratic State Journal a daily newspaper &c for 15 conse-
cutive days prior thereto, gave notice that on June 26th inst
at Court house door of Said Court House door of said
City and Co. at public outcry he would sell the land
described in said deed or enough to satisfy said note &
on June 26th John A Sutter, his agent and Trustee
having failed to designate the parcel to be sold the 1st
party proceeded to sell all of said lands as designated
by himself and at the time and place aforesaid were sold
to said 2nd party Lot No 3 L and M 13 & 14 for $100
(and other property for other sums) Now in Consideration
of the premises and the purchase money sd 1st party hereby
Sells Conveys and Confirms all his right title and interest
in and to said premises
Ackgd June 27. 56 before Geo R Moore NP.
Recorded July 3rd 1856

T of Deeds 387. Samuel Kyburz To Henry W Schacht (Deed)
Dated March 16. 57.
Consideration $437 50/.
Grant bargain sell and Convey Lot 3 L and M 13.14
Special Warrantee.
Ackgd 16 March 1857. before Geo R Moore NP.
Recorded March 23. 1857.

Y deeds 513. Henry A Schacht (signed "Henry Wm Schacht") to Frederick
Meckfessel (Deed)
Dated May 20th 1858. Consideration $325
Grant bargain sell and convey W½ Lot 3 L and M 13.14
Special Warrantee.
Ackgd May 31. 1858 before Henry W Starr NP
Recorded May 21. 1859.

No 28 Deeds 581. Henry W. Schacht To Elizabeth Porritt (widow) (Deed)
Dated Novr 28. 1860.
Consideration $300.
Grant bargain sell remise release convey and confirm
E½ Lot 3 L and M 13 & 14.
Acknowledged Novr. 28. 60 before A K Grim NP.
Recorded November 28. 1860.

45 deeds 37 Volney E Howard to Chas V Howard (Deed)

Dated 2nd April 1868.

Consideration $1.

Grant bargain sell convey and quit claims all his right title and interest in and to all lots and parcels of land in Sacramento City derived by deeds and instruments of record to said party of the first part.

Ackgd 17 April 1868 before Edward Cadwallader N.P.

Recorded April 18. 1868.

Tax Deeds & deeds incidental thereto:

L of Deeds p 112 A D Patterson Sheriff to Charles Crocker (Tax Deed)

No account

Dated August 26. 1853

Consideration $12^{50}

Give grant bargain sell and convey Lots 1. 3. 4 Land M 13 and 14 for unpaid Taxes for year 1852

Sale made on January 3. 1853

Duly ackgd on 26 aug. 1853 before I B Harris Co Clerk

Recorded August 26. 1853.

M of deeds p 348 D N Hunt Sheriff and successor to A.D Patterson Late Sheriff To Washington Meeks (Tax Deed

No account

Dated May 25. 1854

Grant bargain sell and convey Lot 3 under Search & other Lots for $55.04 for unpaid Taxes and costs for year 1852

Sale made on 7 January 1853

Duly ackgd before A.C Hunter Co. Clerk

Recorded May 25. 1854

M of deeds 357 William S White Marshal and ex-officio Collector of Taxes To Washington Meeks (Tax Deed

No account

Dated May 29. 1854

Grant bargain sell and convey Lot 3 under Search and other Lots for unpaid City Taxes and costs for year 1852 amounting to $43^{50}

Duly acknowledged before J W Thayer N.P

Recorded June 8. 1854

No 30 deeds 102 Doe 12.182 & E/2 Lot 3 Land M 13-14 by James McClatchy Shff. of Sacramento County To Eli Mayo (Tax Deed)

Consideration $17.98

Dated January 6. 1865

Grant bargain and Sells E/2 Lot No 3 under Decree and Order of Sale of 6th Judicial District Court April 21. 1865 in favor of The People vs Doe 12182 & E/2 Lot 3 Land M 13. 14 & improvements for $7.41 unpaid State and County Taxes for the year 1853 and costs. Sale made on June 26. 1865.

Ackgd 6 Jany 1866 before Samuel Cross N.P

Recorded January 9. 1866.

No 38 deeds p 409. Eli Mayo to Elizabeth Parrott (Deed)

Dated January 9. 1866

Consideration $37.^{50}

Remise release and quit claims E/2 Lot 3 Land M 13. 14.

Ackgd January 9. 1866 before A C Sweetser N.P

Recorded January 9. 1866

Lis pendens

Suit No 12348 In district Court of 6th Judicial District

Commenced April 17. 1868.

To recover possession of Undivided 1/10th of Lot 3 now under search.

Title of suit Charles V Howard vs T McFessell. Eliza Perritt et als.

Dismissed by order of Court March 8. 1872 on motion of J H McKune for want of prosecution.

Part 4

Of Lot No 4 in said Block

Conveyances under Sutter

Note. The title of John A Sutter as he held the same on June 25 - 1849 is deraigned through the instruments shown on Pages 3 & 4 of this record

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A deeds 335 John A Sutter by A C Peachy his Attorney in fact to Bezar Simmons (deed)

Dated Novr 31. 1849.
Consideration $5000 and $60.000 secured to be paid.
Give grant bargain sell and convey Lot 4 under Search
acknowledged November 28.49 by F Billings Comr of Deeds
no date of Record
Record no 442

Note. Re-recorded in book G of deeds p 165 on May 28 1851 and date given of November 24. 1849. and acknowledged November 26. 1849. Stevens.

Power of Attorney from Sutter to Peachy is recorded in Book A of deeds p 84 dated July 27. 1849 Gives full power to sell and convey Lots between L and M Streets: ackgd before H A Schoolcraft 1st magistrate:

H deeds 760 Bezar Simmons To Frederick Billings; James R Bolton and H W Halleck (Assignment) For benefit of creditors)

Dated September 3d. 1850.
Consideration $1 and other considerations
Give grant transfer bargain and sell all those lots particularly described in Schedule annexed marked 'A' (Schedule "A" includes about 145 lots in Sacramento City; the exact number and locality can be ascertained by the original deed of Jno A Sutter to said Simmons dated Novr 24. 1849 &c). ackgd Septr 3. 1850 before C Temple Emmett NP.
Recorded may 12. 1852.

J deeds 38 Frederick Billings, James R Bolton and Henry W Halleck assignees of the late Bezar Simmons by their attorney in fact D B Northrop To N D Thayer. (Deed)

Dated May 12. 1852.
Consideration $110
Grant bargain sell and convey all his right title and interest in Lot 4 L and M 13 . 14 et al.
Duly ackgd. Before H W Myers NP.
Recorded September 10. 1852.

Power of Attorney from Billings Bolton & Halleck assignees of Bezar Simmons to D B Northrop dated May 10. 1852 recorded in Book B of Powers p 138 gives full power to sell and convey. ackgd May 10. 1852 before R H Waller NP Recorded May 12. 1852.

Note - Here should follow the mortgage from Thayer to Whitaker (entered below)

I deeds 379 Nehemiah D Thayer To Cornelius J. Diefendorff (Deed)

Dated October 31. 1853
Consideration $3119
Grant bargain and sells all his right title and interest in and to Lot 4 L and M 13 & 14 and other property
acknowledged October 31. 1853 before F W Thayer NP
Recorded November 1. 1853

N deeds 284 N D Thayer by D N Hunt Sheriff of Sacramento County To Daniel Allen (Deed)

Dated May 15. 1854
Consideration $3445
Grant bargain and sells Lot 4 L and M 13 . 14 and other property by virtue of an Execution issued on October 4th 1853. from the 6th Judicial District Court upon a Judgment recovered therein on March 17. 1853 in favor of T J White and against said Thayer for $3000 & interest and costs.
Duly acknowledged on May 15. 1854 before A C Hunter clerk
Recorded May 24. 1854.

In 6th Judl Dist Ct. In papers Suit No 5868 in Clerks office in case of Wm Sidgreaves Plaintiff vs N D Thayer, C J Diefendorff and Daniel Allen Defendants to cancel deed above set forth to Daniel Allen so far as the same Convey Lot 4 now under Search and another Lot I find the following decree filed June 29. 1859
"It is ordered adjudged and decreed by the Court that so much of the "Conveyance from Sheriff Sac Co to Daniel Allen on 15th May 1854 as "Conveys the said Lot No 4 L and M 13 . 14 (& another Lot) be declared fraudu-"lent and void and that the Clerk of this Court Court be directed to cancel "the same upon Records of Sacramento Co"
and That this suit was dismissed as against the other defendants.
Stevens

D mortgs 264 N D Thayer To J P Whitaker (mortgage)

Dated 7 February 1853.
Mortgage to secure a certain promissory note of $2000 bearing Even date with these presents.
Mortgages Lot 4 under Search and other Lots
Duly ackgd before Jno Q Brown notary Public
Recorded February 7. 1853

Note - George Ellmer as the assignee of this mortgage brought suit to foreclose this mortgage on Decr 24. 1856 in Dist Court of 6th Judicial Dist Sacramento County and decree of foreclosure + order of Sale of mortgaged premises was entered on July 1858. (The order of Sale was directed to the Sheriff on August 18 1858 - Levy made on August 20. 1858; and by the Sheriff's return I find that Sale was made of the mortgaged premises on September 11. 1858 to H A Caulfield for $7. he being the highest bidder - (Stevens)

S of Deeds 226. N D Thayer by W. S. White Sheriff of Sacramento County To Wm P Fuller and Margaret Sidgraves Fuller (his wife) - (Sheriff's deed

Dated September 29. 1856.
Consideration $50.
Grant bargain and Sells Lot 4 L and M 13 - 14
and also other lots for other Sums: under an Execution
issued on January 4. 1856. from 6th Judicial District
Court upon a Judgment recovered on June 14. 1854
in favor of Margaret H Sidgreaves against N D
Thayer for $\$ 3792\,^{84}/_{100}$ + interest and costs.
Acknowledged September 29. 1856 before N R Wilson NP.
Recorded October 15. 1856.

U of Deeds 576 William P Fuller + Margaret H Sidgreaves Fuller (his wife) To William Sidgreaves (Deed).

Dated October 10. 1856
Consideration $ 500.
Bargain sell and quit claims all their right title and
interest in Lot 4 L and M 13 th. 14 th (+ other Lots)
Ackgd October 25. 1856 before N R Wilson N P.
Recorded October 24. 1857.

Z of Deeds 348. William Sidgreaves To N D Thayer (Deed)

Dated August 1st 1859
Consideration $ 10.
Bargain sell convey remise release and quit claims
Lot 4 L and M 13. 14 and other property.
Ackgd August 1st 1859 before S Cross NP
Recorded August 11. 1859.

Collateral Deeds.

No 37 Deeds 636 Sophia Varwig To Frederick Elliott (Deed)

Dated October 3. 1865
Consideration $ 50.
grant bargain sell remise convey and quit claims all her
right title and interest in Lot 4 L and M 13 + 14
Duly ack before J Wetzlar NP as wife of H C Varwig.
Recorded October. 4. 1865.

No 58 Deeds 519. Frederick Elliott to John Dooley.

Dated December 7. 1870.
Consideration $6000.
Remise release and quit claims Lot 4 under Search &
other Lots
ackgd Decr 7. 1870 before A Comte jr NP.
Recorded December 8. 70.

Tax Deeds & deeds Incidental thereto -

L of Deeds 112 A D Patterson Sheriff to Charles Crocker (Tax Deed).

Dated August 26. 1853
Consideration $\$ 12^{50}$
Give grant bargain sell and convey Lot 4 under Search and
other Lots for unpaid Taxes for year 1852
Sale made on January 3. 1853
Duly ackgd on 26th August 1853 before L B Harris Co Clk
Recorded August 26. 1853

No 32 deeds 30. John Doe 200, H Varwig and N D Thayer by Sylvester Marshall ex Sheriff To Alexander Boyd. (Tax Deed)

Dated December 26. 1861.
Consideration $\$ 73^{31}$
Recites Judgt of Febry 18. 61 People v Jno Doe et al in Justice
Court of L H Foote J P. Sacramento Tp for the recovery
of $\$ 24\,\frac{94}{100}$ delinquent Taxes interest + costs. did levy upon
+ on April 15. 61 sold at public auction to Eli Mayo for $\$ 73^{31}$
+ whereas Alex Boyd redeemed Said property as a Judgment
creditor +c. Grant bargain and Sells. N ½ Lot 4 L M 13. 14
Ackgd 31 Dec 61 before D S Stevens NP. Recorded Jany 8. 62

No 34 deeds 381. Alexander Boyd to N D Thayer (Deed).
Dated January 8th 1863.
Consideration $1.
Remise release and quit claims N½ Lot 4 L M 13.14.
and other property.
Acknowledged Jany 10. 53 before Jared Irwin Co clk.
Recorded March 21. 1863.

No 42 deeds 147. N D Thayer, Doe G 577 By James Lansing Sheriff to John Dooley. (Deed)
Dated February 28. 1868.
Consideration $13.13.
Grant bargain and sell Lot 4 L and M 13 & 14 under
a decree and Order of Sale of 6th Judicial Dist Court upon
a Judgment recovered therein on Dec. 26. 66 in favor of
People vs N D Thayer et al for $2.60 City Taxes unpaid
for year 1865-66 and costs, did levy upon and on July
22. 67 sell at Public Auction to Jno F Sheehan for $13.13
and 6 months having expired without redemption

Lis Pendens

Suit No 12.226. In District Court of 6th Judicial District.
Daniel Allen
vs } Commenced April 17th 1868
Jno F Sheehan et al. } for possession of Lot 4 under Search.
(Dismissed November 12. 1868)

Certificates of Tax Sales

No 1 Cert Pur 308 N D Thayer Doe G 2727 by James Lansing Sheriff to J W Richmond.
Dated August 26. 67 Consideration $16.47.
Grant Bargain Sell Lot 4 L M 13.14 under a judgt & decree of
Sale for State & Co Taxes levied for fiscal year 1866. Docketed
in 6th Dist Court on July 20. 67. in favor of the People vs
N D Thayer Doe G 2727 & Lot 4 L M 13.14 for $5.91 - Costs.
Levy made on 31 July. 67. - Sale on August 26. 67
Recorded September 27. 1867.
Note. On the Sheriff's Sales Book I find this entry "Redeemed Feby 28. 68".

Part 5

Of Lots 5 to 8 in said block.

Conveyances under Sutter.

Note The Title of John A Sutter as he held the same on 14th October 1848
is deraigned from the Mexican Government through the same instruments shown
on Page 3 of this Record.

A deeds p1. John A Sutter To John A Sutter Junior. (Deed
For particulars see page 3. of this record.

A of deeds 21. John A Sutter Junior to Samuel Brannan (Deed)
Dated April 16th 1849.
Consideration $100.
Bargains and Sells The South ½ of 24 Blocks between 8th
and 14th and I and M Streets; & other Lots.
Covenant of Warrantee against all persons.
Acknowledged April 16. 49 before H A Schoolcraft 1st Magistrate.
No date or number of Record.
Note This deed was again recorded on May 22. 1850 in Book C of Deeds p 240; also on
May 30. 1850 in Book C of Deeds p 306. In this last re-record the acknowledgment of
John A Sutter Junior was taken on June 12. 1850 before L A Birdsall Co Recorder.

A Deeds 348 5.6.8 Samuel Brannan & Ann L (his wife to Wm D M Howard (Deed)
Dated November 9. 1849
Consideration $10.
Give grant bargain sell convey and release Lots 5.6 &
8 under Search and other Lots.
Covenant of Warrantee against all persons claiming under
them.
Acknowledged before C V Gillespie NP.
No date of Record.

A deeds 350 W D M Howard To Mellus Howard & Co (Declaration of Trust)
Dated November 9th 1849.
Declare said Lots mentioned in the foregoing deed to be held
by him for the benefit of said firm composed of Henry
Mellus 3/8ths; W D M Howard 3/8ths; Talbot H Green 1/8th;
Francis Mellus 1/8th;
No acknowledgment. Record No 454.

B of Deeds 149. W D M Howard and Agnes (his wife) To Thomas O Larkin (Deed)
1/2 5.6.8
Dated November 25. 1849
Consideration $50,000.
Said first parties for themselves and for the firm of Mellus
Howard & Co Give grant bargain sell convey & release
Und 1/2 of Lots 5. 6. 8 L and M 13. 14 (and other Lots)
derived to said first parties from S Brannan & wife by deed
of November 9. 1849; meaning to convey an Undivided 1/2 of
the interest derived by said deed.
Covenant of Warrantee against all persons claiming under
Grantor.
Acknowledged December 11. 1809 before C V Gillespie NP.
No of Record 710.

E deeds 480. Henry Mellus & (Anita F his wife by Francis Mellus her Attorney in fact)
5.6.8 To W D M Howard and Talbot H Green (Deed)
Dated June 20. 1850.
Consideration $1 & in consideration of an agreement.
between Henry Mellus and Howard and Green
bargain and sells all their right title and interest of in and
to Lots 5 6 & 8 under Search and other lots:
Ackgd June 20. 1850 before Julius K Rose NP. (defective)
Recorded November
Recorded November 26. 1850

Note There is no power of Attorney on record from Anita F Mellus To Francis Mellus.)

G deeds 53 Talbot H Green (and Sarah his wife) To W D M Howard (Deed)
5.6.8
Dated April 12. 1851.
In consideration of the execution of a deed of even date by
me to second party for the amount of money stated in sd deed.
Bargain sell and convey and Undivided 1/4th interest in
Lots 5 6 and 8 L and M 13th and 14th Sts & other property
The whole of said property having been conveyed by Mellus
and wife to parties hereto by deed of June 20. 1850.
Duly acknowledged
Recorded April 26. 1851.

G deeds 720. Samuel Brannan To Daniel K Brannan (Deed).
7
Dated October 11. 1851
Consideration $5000
Grant bargain sell remise release alien and confirm
Lot No 7 L and M 13th & 14th Sts.

Covenant to Warrant against all persons claiming under Grantor
Ackgd Octr 16. 1851 before A Wardwell NP
Recorded October 17. 1851.

H deeds 354 William D M Howard & wife To Thomas O Larkin (Deed)
6.8
Dated October 27. 1851
Consideration $50,000.
Give grant bargain sell convey and release Lots 6 & 8 L & M
13. 14 and other property, meaning to convey all their interest
derived by deed from Brannan and wife to said party of the
first part & dated November 9. 1849 and recorded on
December 6/49 in Book A p 47 470.
Covenants against all persons claiming under grantors
Acknowledged Octr 27. 51 before Wm Stanwood NP
Recorded January 20. 1852.

H deeds 356 Thomas O Larkin by his Attorney Wm J Eames to W D M Howard
5
Dated October 27. 1851
Consideration $50,000.
Give grant bargain sell convey and release Lot 5 L M 13. 14.
(and other property) meaning to convey all interest derived
by deed from Howard and wife to Larkin of an Undivided
1/2 dated November 25. 1849 Recorded Feb 16. 50 in Book B of
deeds p 147.
Ackgd Jany 14/52 before Wm Stanwood NP
Recorded January 20. 1852.

Power of Attorney from Larkin To Wm J Eames dated October 24. 1851 gives full
power to sell and convey by quit-claim any property belonging to party of 1st part is re-
corded in C of Powers of Attorney p 208.

I deeds 100. W D M Howard by his Attorney in fact S C Bruce To Charles
5 M Dolsen. (Deed)
Dated May 26. 1852
Consideration $50.
Grant bargain sell and convey all his right title and interest
in Lot 5 L and M 13. 14.
Covenant of Warrantee against all persons claiming under him
Ackgd May 26. 1852 before H W Myers NP
Recorded May 28. 1852.

Power of Attorney From Howard to Bruce is recorded in Book A of Powers p 43
Dated 8 June 1850. Recorded 14 June 1850. Gives full power to sell and convey.
Ack 13 June 1850 before C V Gillespie NP (imperfect).

I deeds 529 **Daniel K Brannan To Samuel Brannan (Deed)**
(½) 7
Dated August 11. 1852
Consideration $5000
Grant bargain sell remise alien & confirm the undivided ½ Lot No 7 Land M 13 & 14 (and other property)
Warrantee against all persons claiming under him
Acknowledged August 12. 52 by Pierre Hall NP
Recorded August 13. 1852.

J deeds 391 **Daniel K Brannan To Lemuel P Crane (Deed)**
7
Dated November 13. 1852
Consideration $10,000.
Grant bargain sell & convey all his right title and interest in Lot No 7 under Search et al -
Covenants against all persons claiming under him -
Acknowledged November 13. 52 before P Hall NP -
Recorded November 22. 1852.

K deeds 137 **Lemuel P Crane To Daniel K Brannan. (Deed)**
7
Dated November 27. 1852
Consideration $ 5000
Bargain sell and convey all right title and interest in Lot 7 Land M 13 & 14 and other property
Covenant against all persons claiming under him
Ackgd Novr 27. 52 before Pierre Hall NP
Recorded March 18. 1853.

P deeds 316 **Francis Mellus and wife to W D M Howard (Deed)**
5.6.8
Dated May 31. 1855
Consideration $ 1 and other valuable considerations
Bargain sell and convey all their right title and interest in Lots 5. 6 & 8 Land M 13 & 14 and other property
Ackgd June 7. 1855 before G F Burill NP
Recorded June 18. 1855

P deeds 397 **Samuel Brannan To Lewis B Harris (Deed)**
7
Dated July 16. 1855
In consideration of Lots in Sacramento City of like value this day deeded to me by L B Harris.
Grant bargain sell and convey all his right title and interest in Lot 7 Land M 13. 14 (& other property)
Ack July 18. 55 by W J Higgins NP. Recorded July 19. 1855

S of Deeds 610 **D K Brannan by W S White Sheriff of Sac Co and successor in office to D N Hunt late Sheriff To Lewis B Harris. (Sheriffs Deed)**
7
Dated Sep 30th 1856.
Consideration $45.
Grant bargain and sells Lot No 7 Land M 13. 14 and all the interest that D K Brannan had in said piece of land on March 31. 1852 or at any time since or now hath therein by virtue of two writs of Execution issued out of the office of Clerk of 6th Judicial District upon a Judgment recovered in said Court on March 31. 1852 in favor of Hiram Rush and against D K Brannan for $ 450 & interest and costs. -
Acknowledged September 30. 56 before Jno C Barr NP
Recorded January 2d 1857.

T deeds 528 **Talbot H Green by Samuel Brannan his Atty in fact to Agnes Howard Executrix, and Henry F Teschemacher & George H Howard Executors of the last will and testament of W D M Howard decd (Deed)**
5
Dated 22d April 1857.
Recites that whereas sd 1st party by deed dated April 12. 51. and recorded in Book G p 52 on April 26. 1851. Sold and conveyed to W D M Howard now deceased an undivided 1/4th interest in certain parcels of land (includes Lot 5 Land M 13 & 14. and other property) and whereas it was the intention to convey all his interest and whereas said first part hath still an undivided 1/16th interest in and to said Lands - Now for the purpose of curing the defect & the insufficiency and the carrying the full intention of the conveyance by him so made as aforesaid and in consideration of $1
Remise release and quit claim all his interest in said Lot 5 Land M 13. 14 and other Lots
Ackgd April 27. 1857 before L W Sloat NP
Recorded April 28. 1857.

Power of Attorney from Talbot H Green To Samuel Brannan is Recorded in C of Powers p 424. Dated Sept 18. 56. Recorded Feby 1857. gives full power to convey.

T deeds 553 **Talbot H. Green by Sam Brannan his Atty in fact and Samuel Brannan To Thomas O Larkin (Deed)**
6.8
Dated April 29. 1857.
Recites Whereas at divers times W D M Howard

lately deceased and agnes his wife; Samuel Brannan and ann L his wife + Talbot H Green + Sarah his wife made certain deeds one to the other and said Howard and wife and said Howard both for himself and for the firm of Mellus Howard and Co of which firm Talbot H. Green was a member have made certain deeds to T O Larkin of the Lots hereinafter named (includes Lots 6 and 8 L and M 13th + 14th Sts and other Lots); Now for the purpose of confirming to said Second party the lots which were intended to be conveyed by aforesaid deed and for the purpose of conveying to him any remaining interest which may be in us or Either of us and in consideration of $1

Remise release and quit claims Sd Lots 6 and 8 L and M 13 + 14.

acknowledged april 29. 1857 before L W Sloat NP.

Recorded May 2. 1857

V deeds 620 **Charles M Dolsen by W S White Sheriff of Sacramento Co To W T Grissim** (Shff's Deed)

5

Dated March 25. 1858

Consideration $400.

Grant bargain and sell Lot 5 L and M 13 and 14 and all the interest that said Dolsen had on July 31. 1857 or at any time since or now hath in said property by virtue of an Execution issued out of the Clerk's office of Dist Court 6th Judicial Dist on August 12. 1857 upon a Judgment recovered on 31 July 1857 in favor of W T Grissim and against Charles M Dolsen for $\$488^{40}$ + interest and costs. + by said Sheriff Received on 12 august 1857.

Duly ack'gd before E E Eyre NP.

Recorded march 26. 1858.

27 Deeds 161 **W T Grissim To Geo E Duden and T C Jones** (Deed).

5

Dated 11th January 1860.

Consideration $750.

Grant bargain sell alien remise release convey and Confirm Lot No 5 L and M 13 + 14.

Covenant to warrant the peaceable possession against all persons.

acknowledged 11 Jany 60 before James Coggins J P

Recorded January 11. 1860.

No 29 Deeds 26 **George E Duden To Thomas C. Jones** (Deed).

5

Dated December 10. 1860

Consideration $400.

Grant bargain sell remise convey and quit claim all his interest in Lot No 5 L and M 13 + 14.

Ackgd Decr 10. 1860 before D StC Stevens NP.

Recorded Decr 12. 1860.

No 35 deeds 546 **In the matter of the estate of Thomas O. Larkin deceased by Probate Court of the City and County of San Francisco** (Copy of Order of Distribution).

6.8

Date of decree april 5th 1864.

After all essential Recitals of preliminary proceedings in this Estate: it is hereby ordered adjudged and decreed that all the real Estate belonging to the Estate of Thomas O Larkin deceased (includes Lots 6 and 8 L and M 13th and 14th Streets with other lots) be and the same is hereby assigned, transferred and distributed as follows:

Undivided 1/3rd part to Rachel Larkin the widow of said deceased for and during the term of her natural life with remainder thereof to his children

The remaining 2/3rds thereof to Thomas O Larkin, Frederick H Larkin; Frank R Larkin, Carolina L Tams + Alfred O Larkin children of the said deceased, Share and Share alike to wit.

Und 1/5th To Thomas O Larkin
Und 1/5th " Frederick H Larkin
Und 1/5th " Frank R Larkin
Und 1/5th " Carolina L Tams
+ remaining Und 1/5th " Alfred O Larkin

"But this decree shall not be deemed to close the Estate so as to divest this Court of Jurisdiction to partition the said Estate"

Recorded april 16. 1864.

No 35 Deeds 610. **In the matter of the estate of Thomas O Larkin deceased by Probate Court of the City and County of San Francisco.** (Decree of Partition)

6

Dated april 27. 1864.

On reading and filing the report of Samuel C Bigelow, George B Merrill + Columbus Bartlett petitioners appointed to make division of the real Estate. Said Commissioner did make division said partition is hereby confirmed; Lot 6 L and M 13 + 14 is hereby vested in Severalty in Frederick H Larkin.

and all interest of other heirs is divested ; Lot No 8 Land
M 13 th & 14 is vested in Severalty in Caroline L. Tams and
all interest of other heirs and devisees is divested .
Recorded May 4th 1864 .

No 36 Deeds 369 Frank R Larkin , Sampson Tams and Carolina L. Tams (his wife)
5 To George Getchel . (Deed) .
Dated November 3rd 1864 .
Consideration $ 1000 .
Remise release and quit claim Lot 5 Land M 13 . 14 .
(and other property) by decree of Probate Court of S F Co .
AcKgd . Novr 4 . 64 before Henry Haught NP .
Recorded November 7 . 1864 .

No 36 page 719 . Thomas C Jones to Benjamin Estabrook (Deed) .
5 Dated December 27 . 1864 .
Consideration $ 400 .
Grant bargain and sell alien remise release and convey .
Lot 5 Land M 13 th and 14 th .
Covenant of Warrantee against all persons claiming .
AcKgd December . 27 . 1864 before Prescott Robinson NP .
Recorded March 22 . 1865

No 37 Deeds 87 Lewis B Harris (1st party) Amanda C Harris wife of L. B Harris
7 (2d party) to Henry Hare Hartley (3rd party) (Deed of Trust)
Dated May 9th 1865
Reciting That Whereas the said 2nd party previous to and
at the time of her intermarriage with first part was the owner
and possessor of certain real Estate and since has become possessor
of certain other real Estate , and whereas the first party has
since acted in the capacity of Receiver and whereas upon his
said accounting as receiver there was found to be due to the
party of the 2d part $ 90000 . and whereas the said party
of the 1st part is desirous of adjusting said demand
therefore in consideration of the premises and the discharge
of said indebtedness - to the extent of $ 21,000 - (the estimated
value of the property hereinafter mentioned . Said party of
the first part grant bargain sell alien remise release
convey and confirm Lot 7 L . M 13 & 14 (& other property
In Trust . To lease the same & collect the rents
To pay sd rents & issues to party of 2d part
To sell & dispose of sd real Estate .

To convey sd lands & premises as sd party of the 2d part by
her last will and Testament may direct .
It is declared and agreed the said party of the third part
is authorized and Empowered to sell , convey all the lands and to
such person or persons & at such price or prices as the said party of
the second part may direct and her sole and seperate receipt
for said purchase money . shall be a full complete and
sufficient release and discharge to sd 3d party for said trust
property .
Provides also that in case of death or negligence of said
Trustee to execute these Trusts , it shall be lawful for the
sd Amanda C Harris party of the second part to nominate
substitute and appoint some other fit person or persons
to be Trustee in his stead .
Said 3 party hereby accepting said Trust .
Duly acknowledged by all parties hereto .
Recorded May 23 . 1865 .

No 38 p 637 . George Getchell To Frank R Larkin (Deed) .
5 Dated November 27 . 1865 .
$ 1000 . Remise release and quit claims Lot 5 L . M
13 & 14 . (and other property) being the same derived from
Frank R Larkin , Sampson Tams & Caroline A Tams
his wife by deed recorded in No 36 of Deeds page 369 .
AcKgd Decr 2d 1865 before Henry Haught NP .
Recorded March 13 . 1866 .

No 41 deeds 24 . Frederick H Larkin To Edward Cadwalader (Deed) .
6 Dated May 17th 1867 .
Consideration $ 10 .
Remise release and quitclaim Lot 6 Land M 13 & 14 .
and other property
Acknowledged May 17 . 67 before Henry Haught NP .
Recorded May 18 . 1867 .

No 41 deeds 457 . Edward Cadwalader to Frederick Meckfessell . (Deed) .
6 Dated October 31 . 1867
$ 10 .
Remise release and quitclaim Lot 6 L M 13 . 14 .
Acknowledged 31 . Oct 67 before Julius Wetzlar NP .
Recorded October 31 . 1867 .

No 43 deeds 221. Alfred O. Larkin, Sampson Tams and Carolina L (his wife)
8
To Frank R Larkin (Deed).
Dated December 2nd 1867.
Consideration $500.
Grant bargain sell and convey Lot 8 L M 13-14.
and other property.
Duly acknowledged.
Recorded January 13. 1868.

No 43 deeds 223 Frank R Larkin To Edward Cadwalader (Deed).
8
Dated January 9. 1868
Consideration $500
Grant bargain sell convey and confirm Lot 8 L M 13-14.
Acknowledged 11 Jany 68 before H Haight NP.
Recorded January 13. 1868.

No 43 deeds 337. Edward Cadwalader To William E Brown. (Deed)
8
Dated February 6. 1868
Consideration $450.
Grant bargain sell convey and confirm Lot 8 L M 13-14.
Acknowledged February 6. 68 before Sam Cross NP.
Recorded February 7th 1868.

No 49 deeds 577 Benjamin Estabrooks To C H Swift + Wm P Coleman in Trust for
N½ S½ Lot 5
Sacramento Savings Bank (Deed of Trust)
Dated May 1. 1869.
Consideration $250. secured by promissory note.
Grant bargain sell convey and confirm N½ of S½ Lot No 5
L and M 13. 14. to secure the payment of $250. and all
further advances that may be made to said party of the first
part during the continuance of this Loan.
Ackgd May 1st 1869 before Ed. Cadwalader NP.
Recorded May 1. 1869.

No 57 deeds 613. C H Swift and W P Coleman (Trustees for Sacramento Saving's Bank)
N½ S½ Lot 5
to B. Estabrook (Reconveyance).
Dated August 1. 1870.
Consideration $. and the Trust secured by deed in No 49 p 577
being fully paid.
Grant demise reconvey all the Estate derived to us by virtue of
said deed in N½ S½ Lot 5 L and M 13. 14
Duly acknowledged Recorded Sept 7. 1860.

No 58 deeds 563 William E Brown to Frederick Walter (Deed)
8
Dated December 17. 1870
Consideration $450.
Grant bargain and sells Lot 8 L and M 13. 14
ackgd Decr 17. 70 before C J Torbert N P.
Recorded December 17. 1850.

Homestead Declaration

No 2 Home 550 Mary Walter (Homestead Declarations)
8
Certifies that she is married and the wife of Frederick
Walter and that she resides with her family on Lot No
8 L and M 13. 14. and does hereby select and claim the
same as a homestead
Duly ackgd on July 14. 1870 before Julius Wetzlar NP.
Recorded July 14. 1870.

Collateral Deeds.

L Deeds 156 A D Patterson Shff of Sacramento County (for Jno A Sutter)
5
To Samuel Kyburz. (Sheriff's Deed).
Dated September 3. 1853.
Consideration $132.
Grant bargain and sell Lot 5 L and M 13 and 14 Streets
by virtue of an Execution issued from the District Court
of 6th Judicial District in Suit of Samuel Kyburz
against John A Sutter for $6241 ^{16} with interest & costs.
levied upon and sold at public auction to said 2d party
said Lot No 5. sells all the interest which said Sutter
had on October 8. 1852 or at any time since or now hath
in and to the same.
Ackgd September 3. 1853 before R H Stanley NP.
Recorded September 5. 1853.

L Deeds 783 Samuel Kyburz to Louis P. Simpson (Deed
5
Dated Feby 3. 1854 Consideration $500
Remise release and quit claims all interest in Lot 5. &
other property. Duly acknowledged.
Recorded February 8. 1854.

Collateral Deeds (Continued)

O of Deeds 11 M J McDonald to W T Grissim and Geo R Moore (Deed)
5 & 8
Dated September 16. 1854 Consideration $190.
Bargain sell and quit claims Lots 5 to 8 L and M 13. 14
Acknowledged September 16. 54 before Sam Cross NP
Recorded September 16. 1854.

P of Deeds 139 Barney Fletcher to Adam B Smith (Deed)
S½ E½ 6
Dated May 19. 1855 Consideration $100.
Grant bargain sell convey and confirm S½ E½ Lot 6.
L and M 13th and 14th Sts.
Acknowledged May 24. 55 before Wm Guyol NP
Recorded May 26. 1855

T of Deeds 249. L P Simpson to Samuel Kyburz. (Deed).
5
Dated May. 12 1854.
Consideration $500.
Grant bargain sell and convey all right title and interest
in Lot 5 L and M 13. 14 and other Lots
Ackgd 12th May 1854 before W W Price NP.
Recorded February 28. 1857

For Conveyance from Samuel Kyburz see reference in O of Deeds p. 247 on next page - Steevens

Tax Deeds and Deeds incidental thereto.

M deeds 244 A D Patterson Late Shff. and Collector of Taxes for Year
6. 8
1853 to Margaret Mayo
Dated December 29. 1853.
Consideration $23.66.
Bargain and Sell Lots 6 and 8 L and M 13. 14
(assessed To J O Larkin) for unpaid Taxes for the year
1853.
Ackgd Decr 29. 1853 before Jno L Craig Co Recorder
Record January 20. 1854.

N Deeds 327 Eli Mayo To Thomas Handley (Deed)
5 & 8
Dated Jan. 12. 1854
Consideration $230.
Grant bargain sell convey confirm all his interest in
Lots 5 to 8 L M 13. 14. - Duly ackgd before Sam Cross NP
Recorded June 7. 1854.

N deeds 504. Thomas Hanly To Catherine McGrath (Deed).
5 to 8
Dated August 24. 1854
Consideration $350.
Give grant bargain sell release convey and confirm all
his right title and interest in Lots 5 to 8 L and M 13 - 14
and other property.
Ackgd August 24. 1854 before Wm Guyol (NP).
Recorded August 25. 1854.

O deeds 247. Catherine McGrath By Eli Mayo her atty in fact: Eli
5 & 6
Mayo; Margaret Mayo and Samuel Kyburz. to John
H English (Deed).
Dated December 15. 1854
Consideration $300.
Bargain sell and quit claims all their right title and
interest in Lots 5 & 6 L and M 13th & 14th Streets.
acknowledged Decr 15. 1854 before E B Crocker NP
(not acknowledged by Margaret Mayo).
Recorded December 16. 1854

Power of Attorney From Catherine McGrath to Eli Mayo dated augt 12. 54
is recorded in Book C of Powers page 62. on August 25. 1854 -

O deeds 276. John H English and Hugh C McKelvey To A G Debrick (Deed)
W½ 6
Dated December 28. 1854
Consideration $200
Grant bargain sell and quit claims W½ Lot 6 L M 13 &
14th Streets.
Ackgd Decr 29. 1854 before Wm Shoemaker J.P.
Recorded December 29. 1854

O deeds 292. Eli Mayo & Margaret his wife and Catherine McGrath by her
7. 8
attorney in fact Eli Mayo To Phineas F. Clark (Deed)
Dated October 2d 1854
Consideration $350.
Give grant bargain sell alien release convey and confirm
Lots 7 and 8 L and M 13. 14
Ackgd October 2. 1854 before Samuel Cross NP (defective)
Recorded January 2. 1855 ×

O deeds 293 Phineas F. Clark and wife to Joseph S Friend
7
Dated January 1. 1855
Consideration $150.

Remise release and quit claims all their right title and interest in Lot 7 L and M 13th & 14th Sts -
Ackgd 2d January 1855 before Saml Cross NP
Recorded January 2d 1855.

Tax Decrees returned unsatisfied

Book	No Decree	When rendered	Amount	against what property	For Tax of year.
C 81.	No 1216	Jany. 6. 1865	$12 60 + ac Costs	Lot 2 L M 13 . 14	for City Taxes of year 1864.
C 499.	No 1634	April 21. 1865	$16.72 "	" Lot 2 L M 13 . 14	for State . Co Taxes of 1863.
G 329.	No 3865	Feby 23. 1866	$17.92 "	" Lot 2 L M 13 . 14	for State . Co Taxes of 1865

All other Taxes paid to Tax Collectors on or before Execution or by Sales of the property already noticed

Stevens.

Recapitulation

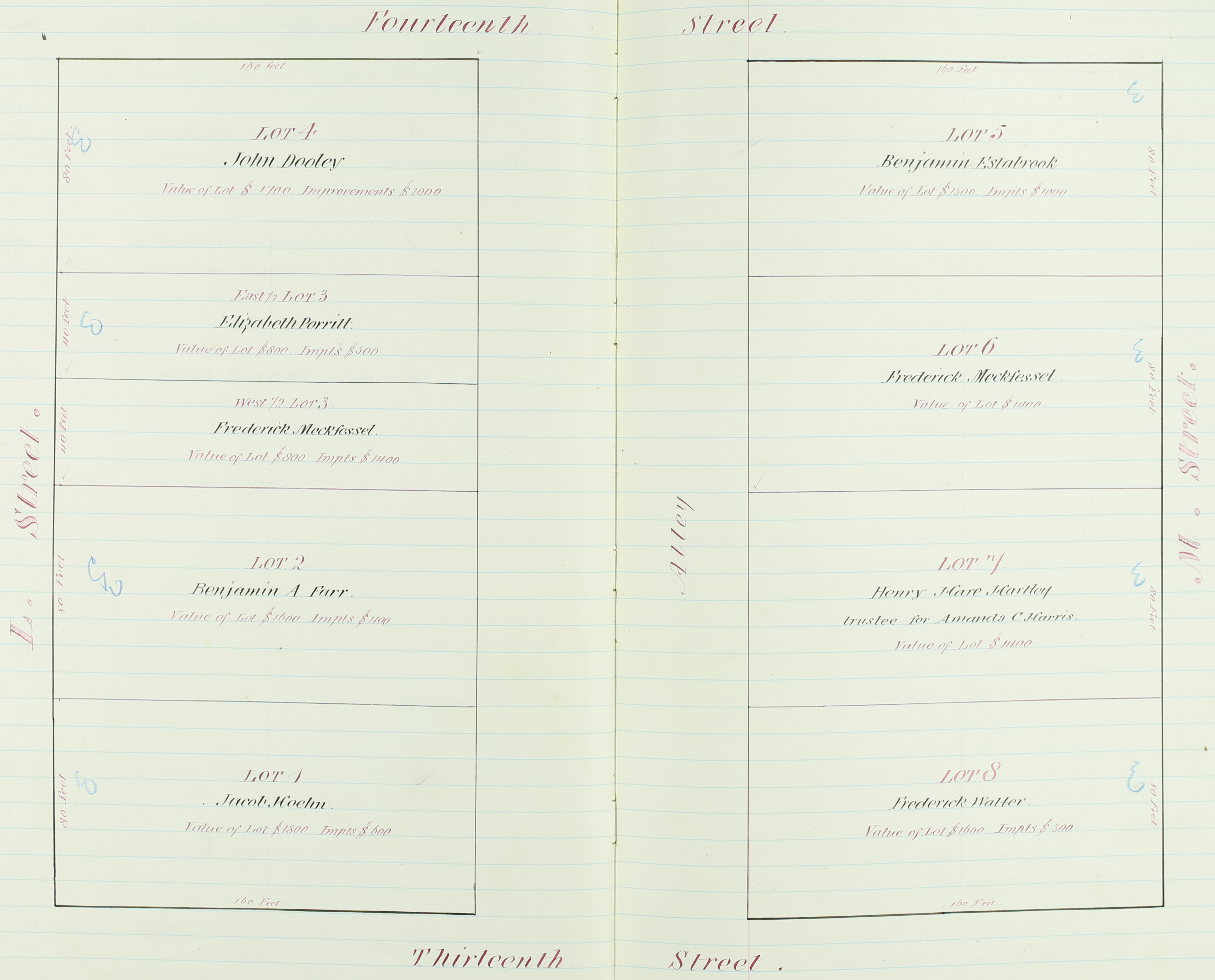
Of owners and claimants and Incumbrances

on Block between L and M + 13th + 14th Sts.

LOT		Owners + Claimants	Incumbrances
6 No. 1.	80 x 160	Jacob Hoehn Eli Mayo. Tax Certificate for St+Co Taxes of 1868. See page 41.	None
Note.		This Lot for the State + Co Taxes of 1868 was assessed twice. To Jacob Hoehn who paid the Taxes thereon; and also to Sam Brannan Junr. who did not pay + for which Tax this Certificate was issued to Eli Mayo".	
" 2	80 x 160	Benjamin A Farr.	Tax Decree No 1634. C 499. Rendered April 21. 1865 for $8.08 and accruing costs. against Lot 2 L M 13.14 for St. Co Taxes 1863. Tax Decree No 1216. C 81. Rendered 6 Jany 1865 for $8.05 + accruing costs against Lot No 2 L and M 13.14. for City Taxes. 1864. Tax Decree No 3865 G 329 Rendered 23 Feb 66 for $9.88 + accruing costs against Lot 2 L M 13.14 for State and County Taxes of 1865.
W½ of E " 3.	40 x 160	Fredk. Meckfessel	None
E½ " 3	40 x 160	Elizabeth Porritt.	None
" 4	80 x 160	John Dooley J P Whitaker N D Thayer.	None.

LOT		Owners & Claimants	Incumbrances.
No. 5	80 x 160	Benjamin Estabrook	None
" 6	80 x 160	Frederick Meckfessell	None
" 7.	80 x 160	Henry Hare Hartley trustee for Amanda C Harris	None
" 8	80 x 160	Frederick Walter. (Mary Walter's Homestead). Odd fellows Bank	None.

Plat of the Block between L & M 13th & 14th Streets. Showing Co Assessor's Valuations on Ass^t Roll of 1872


Fourteenth Street.
160 feet
LOT 4
John Dooley
Value of Lot $ 1700. Improvements $2000
80 feet
East ½ LOT 3.
Elizabeth Porritt.
Value of Lot $800. Impt's $500.
40 feet
West ½ LOT 3.
Frederick Meckfessel.
Value of Lot $800 Impts $1400
40 feet
LOT 2.
Benjamin A Farr.
Value of Lot $1600 Impts $400.
80 Feet
LOT 1.
Jacob Hoehn.
Value of Lot $1800 Impts $600.
80 feet
160 Feet
L. Street.
Alley
160 Feet
LOT 5.
Benjamin Estabrook
Value of Lot $1500 Impts $1000.
80 Feet
LOT 6.
Frederick Meckfessel.
Value of Lot $1400.
80 Feet.
LOT 7.
Henry Hare Hartley
trustee for Amanda C Harris.
Value of Lot $1400
80 Feet
LOT 8.
Frederick Walter.
Value of Lot $1600 Impts $300
80 Feet
160 Feet.
M. Street.
Thirteenth Street.

Abstract of Title

To the Block between M & N 12th & 13th Sts

Conveyances under Sutter.

Note The Title of John A Sutter as he held the same on June 25th 1849 is deraigned through the same instruments shown on Pages 3 & 4 of this Record:

C Deeds 224. John A Sutter to John A Sutter Junior. (Deed)

Dated May 7. 1850.

Consideration $1.

Bargain sell and convey all his right title and interest in Sacramento City Consisting of Town Lots and buildings Standing thereupon

Warrantee Deed

Acknowledged May 20. 1850 before L A Birdsall Recorder.

Recorded May 20. 1850.

D Deeds 191. John A Sutter Junr To Samuel Brannan, Samuel C Bruce, James S Graham, and Julius Wetzlar (Deed Conditional).

(Re-recorded in "S" of Deeds 419)

Dated June 20. 1850

Consideration $125 000 payable in instalments.

Grant bargain and sell all his right title and interest in and to the following property in Sacramento City Consisting of 2200 town Lots more or less. "This Instrument to take effect as a full and complete conveyance of all the lands owned by Grantor wheresoever in the State of California, upon full and final payment of the consideration mentioned above.

Duly ackgd on June 20. 1850 before J B Marshall NP.

Recorded June 20. 1850.

Note In Book D of Deeds p 195 is recorded Sutter Junrs Receipt for $25000 of above amount. Dated June 20. 1850. Recorded June 21. 1850.

" In Book A of Powers page 294 and 295 are recorded two other receipts of Jno A Sutter Junior one for $25 000 & the other for $75,000 in full payment of above amount. Dated March 18-51. Recorded March 19. 1851.

D deeds 274 James S Graham To Tho's A Warbass. Wm S Heyl and Jno
F Morse (Deed Conditional)
Dated July 10. 1850
Consideration $25.625
Grant bargain and Sells Und 1/2 of his Und 1/4 th interest
in lands derived by deed from John A Sutter Junior in
D page 191. (said parties of the second part agree to pay
the sum of $ 3125 on or before 29 September 1850 and $9375
on or before the first of July 1851. upon payment of which
sums this deed to take effect as a full and complete conveyance
of said lands otherwise to be void and of no effect.
Acknowledged July 10. 1850 before J B. Marshall NP
Recorded July 10. 1850.

A Mortgs 303 Thomas A Warbass, Wm S Heyl and Jno. F Morse To Murray
Morrison, Wm Grove Deal and J R Riggs (Assignment for benefit of creditors)
Dated August 21. 1850
Grant bargain sell release transfer and set over Undivided 1/8th
interest in all lands conveyed by deed from John A Sutter Jr.
to Brannan Bruce Graham & Wetzlar by deed recorded in D p191.
in trust to pay certain debts and liabilities and among others
the payments to become due on 29 September 1850 of $ 3125
and on July 1st 1851 of $ 9375 on Real Estate purchase from
James S Graham.
Duly acknowledged.
Recorded August 22. 1850.
This assignment was again recorded on January 10. 1861 in Book 29 of Deeds p 145.

E deeds 274 Samuel C Bruce To W D M Howard (Deed)
Dated June 20. 1850.
Consideration $ 18.625.
Grant bargain and sell Undivided 1/2 of the Undivided 1/4th
interest in the purchase of land in Sacramento City from
Sutter Junior made by Brannan Bruce Graham & Wetzlar.
Acknowledged Octr 23. 1850. before L A Birdsall Recorder.
Recorded October 23. 1850.

G Deeds 23. Samuel Brannan To Theodore Shillaber (Declaration of Trust)
Dated 28 February 1851. Certifies that he holds the
Undivided 1/4 th interest in the Brannan Bruce Graham
and Wetzlar purchase from Sutter Junior on June 20. 1850
for equal benefit of both;

Acknowledged February 28. 1851 before A Wardwell NP.
Recorded April 23. 1851.

G of Deeds 269. Samuel C Bruce, Samuel Brannan and James S Graham To
Julius Wetzlar (Deed)
Dated June 27. 1851.
Consideration $10.
Sell Convey & quitclaims Block M and N 12th and 13th Sts.
Ackgd June 27th 1851 before H A Schoolcraft NP.
Recorded June 28. 1851.

I deeds 224 Julius Wetzlar To Hiram F Leavenworth. (Deed)
Dated June 19. 1852.
Consideration $130.
Grant bargain sell and convey all right title and interest
in Lot no 5 M and N 12th & 13th Streets.
Covenants against all persons claiming under him.
Acknowledged June 19. 1852. before H W Myers NP.
Recorded June 23. 1852.

J deeds 464 Julius Wetzlar To Franz Oettl. (Deed)
Dated December 9. 1852
Consideration $4000.
Grant bargain sell and convey all his right title and interest
in Lots 3 and 4 M N 12. 13. and other property.
Acknowledged December 9. 1852 before W S Long Co Recorder.
Recorded December 9. 1852

N deeds 49. H F Leavenworth To John A Kattenberger and Nannette his
wife (Deed)
Dated March 3. 1854
Consideration $50.
Grant bargain sell and convey all his right title and
interest in Lot 5 M and N 12. 13.
Covenants to Warrant against all persons claiming under him
Ackgd March 3. 1854 before Samuel Cross NP
Recorded March 3. 1854.

N of Deeds 506 W D M Howard by C R Bond his Attorney in fact to Samuel C
Bruce (Deed)
Dated August – 1854
Consideration $1.

bargain sell and quit claims all his right title and interest which said party of the first part may have in and to any real Estate in Sacramento City prior to the date of these presents"

Acknowledged August 17. 1854 before George T Knox NP Recorded August 25. 1854.

Power of Attorney from Howard to C R Bond as recorded in C of Powers 64 gives full power to sell and convey.

P deeds 749 John A Kallersberger and Nannette (his wife) To J R Bradford (Deed)
4

Dated May 26. 1855

Consideration $825

Grant bargain sell and convey Lot No 5 M and N 12. 13

Covenants to warrant the quiet possession against all persons whomsoever

Acknowledged May 26. 1855 before James B Mitchel NP

Recorded May 29. 1855.

Q deeds 96. Theodore Shillaber To Gilbert A Grant (Deed)

Dated September 18. 1855

Consideration $6250.

Grant bargain sell and convey all his right title and interest in lands within the corporate limits of Sacramento City

Acknowledged September 18. 1855 before A Guyot (NP).

Recorded September 19. 1855 -

R deeds 55. J R Bradford and wife to J. H. Warwick (Deed)
W5

Dated March 26. 1856.

Consideration $600 -

Grant bargain sell alien remise release convey & confirm the East ½ of North ½ Lot No 5 M and N 12 - 13.

Ackgd April 4. 56 before Presley Dunlap (NP)

Recorded April 5th 1856

W of deeds 54 Julius Wetzlar and wife to Fred Werner. (Deed)

Dated 19th April 1858.

Consideration $3450 -

Grant bargain sell release remise and convey. Lots 1. 2. 6. 7. 8 9 & 10 Block M & N 12. 13 th Sts and other Lots (sd Lots 6. 7. 8 9 & 10 being Subject to a mortgage of $1000 in favor of A Dotta Dated Sept 29. 1853. and recorded in Book G of mortgages page 119.

Acknowledged 19th April 1858 before C C Finkler NP.

Recorded April 20. 1858.

W Deeds 478 Samuel C Bruce To Volney E Howard (Deed)

Dated September 6th 1858.

Consideration $1000.

Grant bargain sell alien remise release convey and confirm all his right title and interest in Lots in Sacramento City.

Ackgd Septr 6. 1858 before F J Thibault NP

Recorded September 7th 1858.

Y deeds 629 John T Bayley To Joseph Nouges (Deed

Dated April 19th 1859.

Consideration $1350.

Have this day sold to said party of the second part. N ½ of W ½ also South ½ Lot No 5 M and N 12 - 13 . and in consideration of said Sum so paid I bind myself to convey to said Nougues by deed of quit claim the above mentioned premises.

Ackgd April 19. 59 before H S Foushee NP.

Recorded April 19. 1859

Z deeds 52 Theodore Shillaber and Gilbert A Grant (assignee of Theodore Shillaber To Samuel Brannan (Deed of Release)

Dated April 23d and May 4th 1859.

Releasing the said Samuel Brannan from the Trust declared in G of deeds page 23.

Duly acknowledged

Recorded May 10th 1859

Z deeds 130 Julius Wetzlar by W S Manlove Sheriff To Antoine Dotta (Deed).

Dated April 27. 1859.

Consideration $300 -

Grant bargain and sells Lots 6. 7. 8. 9 & 10 M and N 12 & 13 by virtue of an Order of Sale issued from the Clerks office of 6th Judicial District Court. upon a Judgment recovered therein on August 21. 1858 in favor of Antoine Dotta and against sd Wetzlar for $1140 and interest at 3% per month & costs.

Levy made & on 27 October 1858 sold said premises.

Duly acknowledged before Jerome Madden Co Recorder.

Recorded June 4. 1859.

Note The mortgage foreclosed in this action is dated 29th September 1853 and stands recorded in Book G of mortgages on page 119 on July 6th 1855. Stevens

7 deeds 537. **John R Bradford and wife by Wm S Mantove (Sheriff) To John T Bayley (Sheriffs Deed)**

N½ 5

Dated October 19. 1859.
Consideration $1025
Grant bargain and Sells N½ of W½ and all S½ of Lot No 5 M + N 12.13 Sts by virtue of an Order of Sale issued out of the 6th Judl District Court on February 7th 1859 upon a Judgment recovered therein on Decr 31st 1858 in favor of John T Bayley and against said Bradford and wife for $2185^{27} with interest and costs. did levy upon + sell at public auction after legal notice on March 2. 1859 to sd party of the second part.
Ackgd October 20. 1859 before Wm G English NP.
Recorded October 20. 1859.

27 Deeds 37 **Gilbert A Grant To Julius Wetzlar (Deed)**
Dated October 10. 1859
Consideration $1.
Grant bargain sell and convey Lots No 6. 7. 8 9 + 10 in Block M and N 12.13 and other property.
Ackgd October 20. 1859 before W W Lawton NP
Recorded December 1st 1859.

27 Deeds p 38 **Volney E Howard To Julius Wetzlar (Deed)**
Dated October 10. 1859.
Consideration $1.
Grant bargain sell and convey Lots 6 to 10 M and N 12.13
Acknowledged November 2d 1859 before Wm G English NP
Recorded December 1st 1859.

No 27 Deeds 158. **A Dotta and Julius Wetzlar to Honore Lemeux. (Deed)**

E½ 9

Dated November 2d 1859.
Consideration $250.
Grant bargain sell convey remise and quitclaim all their right title and interest in E½ Lot 9.
Ackgd 2d Novr 1859 before Wm G English NP
Recorded January 10. 1860.

No 27 Deeds 159 **A Dotta and Julius Wetzlar to Alexander Trope (Deed)**

W½ 9

Dated November 2nd 1859
Consideration $250.
grant bargain sell convey remise and quit claim all

---

all their right title and interest in W½ Lot 9 M and N 12.13
Acknowledged Novr 2. 1859 before Julius Wetzlar NP
Recorded January 10. 1860

No 27 Deeds 160 **J H Warwick and wife To George McKee (Deed)**

N½ 5

Dated March 5th 1860
Consideration $500
Grant bargain sell release remise and convey N½ of E½ of Lot No 5 M and N 12.13.
Covenant to Warrant against all persons claiming under them.
Acknowledged March 6th 1860 before Julius Wetzlar NP.
Recorded March 10. 1860.

No 27 Deeds 407 **George McKee To Joseph Nouges. (Deed)**

N½ 5

Dated March 23. 1860.
Consideration $250.
Grant bargain sell convey and confirm N½ E½ Lot 5 M N 12.13
Acknowledged March 27. 1860 before Samuel Cross NP
Recorded March 27. 1860.

No 28 Deeds 312 **John T Bayley To Joseph Nouges (Deed)**

N½ 5

Dated October 20. 1859 Consideration $1350
Remise release and quitclaims the N½ of W½ and the S½ of Lot No 5 M and N 12 th and 13 th Streets
Acknowledged October 20. 1859 before Wm G English NP
Recorded September 11. 1860.

No 29 Deeds 586 **Honore Lemeux to A Trope (Deed)**

E½ 9

Dated May 18. 1861.
Consideration $10
Remise release and quitclaims E½ Lot 9 M N 12.13
Ackgd May 18. 61 before Julius Wetzlar NP
Recorded May 18. 1861.

No 29 Deeds 587 **A Trope To Honore Lemeux (Deed)**

W½ 9

Dated May 18. 1861.
Consideration $10
Remise release and quitclaims W½ Lot 9 M N 12.13
Acknowledged May 18. 1861 before Julius Wetzlar NP
Recorded May 18. 1861.

31 deeds 506 A Trope and wife To A Dolla (Deed)
Dated November 16. 1861.
Consideration $1049.
Grant bargain sell convey and confirm E½ of M N 12 & 13.
Acknowledged November 18. 61. before Julius Wetzlar NP
Recorded November 18. 61.

32 Deeds 497. Joseph Nougues and (Mary A his wife) to William Harris (Deed)
Dated April 1. 1862.
Consideration $2000.
Grant bargain sell and convey Lot no 5 M and N 12 & 13.
Ack'gd June 2. 62 before B F Fenis N P by Mary A.
Nougues & on May 6. 1862 by Jos Nougues before R B
Cornwall NP
Recorded June 3. 1862.

33 Deeds 247. Volney E Howard To Lloyd Tevis (Deed)
Dated July 2d. 1862.
Consideration $2000.
Remise release and quit claims all interest acquired by
deed from Saml C Bruce recorded on "W p 478" in lands within
the Corporate limits of Sacramento City
Acknowledged July 2. 1862 before Jos. Grant NP.
Recorded November 3. 1862

33 deeds 571 Lloyd Tevis To Ruth L Bruce (Deed)
Dated January 11. 1863.
Consideration $2300
Remise release and quit claims lands acquired by deed last above
from Volney E Howard dated July 2. 1862.
Ack'gd 12th January 1863 before H Haight NP
Recorded February 13. 1863

No 36 deeds 467 Honore Lemieux and wife To Francis D'hondt (Deed)
Dated December 27. 1864
Consideration $1000
Grant bargain sell alien remise release convey and confirm
W½ Lot 9 M. N 12 & 13 and hereby relinquish and abandon
all claim of Homestead thereto.
Acknowledged Decr 27. 1864 before A C Sweetser NP
Recorded December 27. 1864

No 37 Deeds 411. Ruth L Bruce by S C Bruce her Attorney in fact to Wm Harney (deed)
Dated May 10. 1864
Consideration $500
Grant bargain sell all her right title and interest in lands
in Corporate limits of Sacramento City
Acknowledged May 10. 1864 before F A Hassey NP.
Recorded July 19. 1865.
Power of Attorney from Ruth L Bruce to S C Bruce recorded in C of powers
p 99. gives full power to sell and convey.

No 43 Deeds 571 William Harris To Henry Ames (Deed)
Dated March 3. 1868
Consideration $700
Bargain sell convey and confirm Lot 5 M and N 12 & 13.
Ack'gd March 3. 68 before Julius Wetzlar NP
Recorded March 13. 1868.

No 44 page 277 Robert T Edwards, Catherine A Edwards, John Terhune, Mary
Terhune & Catherine Terhune (all by their attorney in fact John
Mc Neill to John A Laufkotter. (Deed)
Dated April 9. 1868.
Consideration $100.
Grant bargain and sell all their right title and interest
in Lots 3 and 4 M and N 12th and 13th Sts. (Robert T
Edwards being the only surviving partner of the late firm
of Terhune and Edwards and the others above named the
only heirs at law of Cornelius Terhune deceased.
Duly acknowledged on April 9. 1868 before A C Sweetser NP.
Recorded April 9th 1868.
Power of Attorney from above named grantors to John Mc Neill is recorded in
Book D of Powers p 586 Dated September 30. 1864. gives full power to sell & convey.

No 44 page 350 Fred Werner by Sam Poorman his Attorney in fact To Richard Jones.
(Deed) Dated April 13. 1868
Consideration $10.
Grant bargain sell remise convey and quit claim all his
right title & interest in Sacramento City.
Duly ack'gd before James E Smith NP.
Recorded April 13. 1868.
Power of attorney from Fred Werner to Sam Poorman is recorded in Book
E of powers p 84. and gives full power to sell and convey.

No 44 deeds 605 William Harney by S C Bruce his atty in fact to Henry Ames
(Deed) Dated May 19. 1868
Consideration $500
Grant bargain sell convey and confirm all his right title
and interest in Lands in Sacramento City.
Acknowledged May 19th 1868 before Julius Welzlar NP
Recorded June 5. 1868.

Power of Attorney to Bruce recorded in Book E 96 gives full power to sell
and convey.

No 46 deeds 440 Henry Ames. To Samuel Cross (Deed)
Dated June 1 1868
Consideration $500
Remise release and quit claims all his right title + interest
acquired by deed from William Harney (above recited and
none other) to lands in Sacramento City.
Duly ackgd on June 2. 1868 before Julius Welzlar NP
Recorded October 28. 1868.

No 48 deeds 41 Frank Oettl and wife by W S Manlove ex Sheriff to John A
Laufkotter (Sheriff's Deed)
Dated November 24. 68
Whereas by virtue of a certain judgment and decree of the
6th Judicial District Court dated August 16. 1859 wherein
Catharine Terhune, John Terhune, Mary J Terhune and
Kate Edwards heirs of Cornelius Terhune were Plaintiffs
against said Oettl and wife, did on November 3. 1859
sell at public auction after public notice to Mark Robinson
administrator of the Estate of Cornelius Terhune deceased
in behalf of and for the use and benefit of plaintiff and
the heirs of said deceased for $ 300 -; and whereas on April
9th 1868 said John and Catherine and Mary Terhune
and Kate Edwards, heirs as aforesaid, by their deed,
for a valuable consideration granted bargained and
sold to said Second party said lots by deed recorded
in 44 of deeds p 277 and the same has not been redeemed
therefore in consideration of the premises and $300. so 1st party
Grant bargain sells Lots 3 and 4 M and N 12 + 13 & all
the interest which said Franz Oettl + wife had therein on the
day of said sale or at the date of the mortgage foreclosed
in so action or which they now have.
Duly acknowledged Recorded November 30. 1868.

No 48 deeds 74. John A Laufkotter To Jacob Griesel (Deed)
Dated November 30. 1868.
Consideration $500
Grant bargain and sells E½ Lot 3 M and N 12. 13.
Duly ackgd on Dec. 2. 68 before Julius Welzlar NP
Recorded Dec. 5. 1868.

No 48 deeds 187 John A Laufkotter To Magretha Seeger (Deed)
Dated December 7. 1868
Consideration $500
Grant bargain sell convey and confirm W½ Lot 4 M and N
12th + 13th Streets.
Duly ackgd December 17. 1868 before Julius Welzlar NP.
Recorded December 18. 1868

No 48 deeds 232. John A Laufkotter To Franz Heckman. (Deed)
Dated December 7. 1868
Consideration $500
Grant bargain sell convey and confirm E½ Lot 4 L M 12. 13.
Ackgd December 17. 1868 before Julius Welzlar NP.
Recorded December 23. 1868.

No 50 deeds 326. Antoine Dolla To Richard Jones (Deed)
Dated March 6th 1869
Consideration $500
Grant bargain and sells all his right title and interest in
Lots 6. 7 and 10 M and N 12th and 13th Streets.
Acknowledged March 6th 1869 before Julius Welzlar NP
Recorded March 6th. 1869

No 50 deeds 327. Richard Jones by Samuel Poorman his Attorney in fact to Antoine
Dolla (Deed)
Dated March 6th 1869.
Consideration $500.
Grant bargain and sells Lots 8 and 9. M and N 12-13.
Ackgd March 6. 1869 before Julius Welzlar NP.
Recorded March 6. 1869.

Power of Attorney from Richard Jones to Samuel Poorman Dated April 11. 1868
is recorded in E of Powers p 94. Gives full power to sell and convey. Recorded April 13. 1868

No 52 Deeds 614 Jacob Griesel To John A Todd (Deed)
Dated March 15th 1869.

Consideration $1000.
Grant bargain and Sell E/2 Lot 3 M. N 12th & 13th Sts.
Ackgd March 15. 69 before Julius Wetzlar NP.
Recorded August 28. 1869.

52 Deeds 632 Richard Jones by Samuel Poorman his Attorney in fact To N D Goodel (Deed)
Dated June 10. 1869.
Consideration $350.
Remise release and quit claim Lot 2 M and N 12 & 13.
Ackgd June 11. 1869 before Ed. Cadwalader NP.
Recorded September 3rd 1869.

No 53 Deeds 578 Margretha Seeger (widow) To Michael S Schmidt (Deed)
Dated $ December 2. 1869.
Consideration $1000.
Remise release and quit claim the West 1/2 Lot 4 M N 12.13.
Warrantee of Title
Duly acknowledged
Recorded December 17. 1869.

No 58 deeds 513 — Michael S. Schmidt To Charles H Theiss (Deed)
Dated December. 7. 1870
Consideration $1500
Grant bargain sell alien remise release convey and confirm
West 1/2 Lot No 4 M and N 12th & 13th Sts.
Covenants against all persons lawfully claiming
Ackgd December 7. 1870 before A H Lynch NP.
Recorded December 17. 1870.

No 58 deeds 540 Samuel Cross To Presley Dunlap (Deed)
Dated December 14. 1870.
Consideration $500.
Grant sell convey and quitclaims all the real Estate in the City of Sacramento Remaining unsold by me of the lands and interests therein conveyed to me by Henry Ames by deed dated May 19. 1868 recorded in 44 of Deeds p411 — Duly ackgd.
Recorded Decr 14. 1870.

Note The date and record of this Henry Ames deed is erroneously given in this deed but this defect is cured by another deed in Book 58 p 591. from same Grantor to same grantee.

— Stevens —

Tax Deeds & Deeds incidental thereto

M Tax Deeds 69 Wm S White Marshal and ex officio City Tax Collector To Chas Crocker (Deed)
Dated December 20. 1853.
Sells for delinquent City Taxes for the fiscal year 1853-1854 Lot No 5 M & N 12 & 13. Duly ackg'd Recorded January 6th 1854.

M Tax deeds 366. Wm S White Marshal and ex officio City Tax Collector To Chas Crocker (Deed)
Dated June 28th 1854.
Sells for delinquent City Taxes for the fiscal year 1853-54 Lot No 5 M and N 12 & 13. Duly ackg'd Recorded June 30. 1854.

O Deeds 221 Charles Crocker To Jno A Kattersberger. (Deed).
Dated December 4. 1854
Consideration $30.
Grant bargain sell and convey all right title & interest in Lot 5 M N 12. 13 Duly ackgd Recorded Decr 6. 1854 —

For Conveyances under Jno A Kattersberger and his grantees and successors in interest — see — regular chain —

No 30 Tax Deeds p. 356. } Estate of Terhune, Doe 4733 and Lots 3 and 4 M and N 12th & 13th Streets by James McClatchy Ex Sheriff of Sac. Co. To Wm Laufkotter.
(Tax Deed) Dated June 18. 1866.
Sells Lots 3-4 M. N 12. 13 by virtue of a Decree and order of Sale issued out of the Clerk's office of Dist Court of 6th Judicial Dist upon a Judgment recovered in said Court on 23d October 1865 in favor of the People vs Estate of Terhune Doe 4733 for $\$18^{90}$ for St & County Taxes levied for year 1864 and $\$21^{97}$ costs. & received by said Sheriff on 20 Novr 1865. Sells on 11 Decr 1865 above Lots for $\$51^{97}$.
Duly ackgd Recorded June 23. 1866.

No 37 Deeds 495 John A Laufkotter, Roe 4408 & Lot 1 M N 12 & 13 by James McClatchy Sheriff of Sac Co To Eli Mayo (Tax Deed).
Dated August 8th 1865
$64.90 grant bargain sell convey and confirm Lot 1 M N 12. 13. by virtue of a Decree and order of Sale issued out of Clerk's office of 6th Judicial District Court upon a Judgt therein recovered on November 12. 1864 in favor of the People vs Roe 4408 &c for $28.91 for levee Taxes for the year 1862 and $\$25^{12}$ costs. Sells on Decr 19. 64 Duly ackgd Recorded Augt 19. 1865

Tax Deeds & deeds incidental thereto (Continued)

No 38 Deeds 263 Eli Mayo To Wm Laufkotter (Deed)
Dated September 4. 1865
Consideration $100.
Grant bargain sell convey and confirm Lot 1 M and N 12th and 13th Sts
Ackgd September 5. 1865 by Prescott Robinson N.P.
Recorded November 27. 1865

No 42 Deeds 455 Doe & Den 5307. Noble S Goodell. Wm Willis & Ed C Bell by
B N Bugbey late Sheriff To N D Goodell (Tax Deed)
Dated August 10. 68 $9652
Grant bargain and sells Lot 2 M and N 12 & 13 under a decree
and order of Sale issued out of the Clerk's office of 6th Judicial
on March 2d 1863 upon a Judgment obtained before James
Coggins J P Sacramento Township on October 13th 1862
in favor of the People and against Doe 5307 et al & Said Lot.
for Taxes of 1861 and levee for sum of $45 23 levied for
the year 1863 and $18 30 costs. Sale made on 6 July 1863.
to Eli Mayo for $96 52. who assigned to Grantee.
Duly acknowledged before E J Robinson N.P.
Recorded October 26. 1868.

No 48 deeds 76 William Laufkotter to Jacob Griesel. (Deed)
Dated November 30. 1868.
Consideration $100
Remise release and quit claims E½ Lot 3 M and N 12 & 13.
Ackgd Decr 2d 1868 before Julius Wetzlar N.P.

No 48 deeds 189 William Laufkotter To Margretha Seeger. (Deed)
Dated December 7. 1868.
Consideration $100.
Grant bargain sell convey and quit claim all his right title
and interest in W½ Lot 4 M and N 12 & 13.
Ackgd Decr 17. 1868 before Julius Wetzlar N.P.
Recorded December 18. 68.

No 48 deeds 234 William Laufkotter To Franz Heckman. (Deed)
Dated December 7. 1868
Consideration $100
Remise release and quit claims E½ 4 M N 12. 13.
Duly ackgd. Recorded December 23. 1868.

Collateral Deeds

N: Deeds 49. John A Laufkotter To Jno A Kattersberger. (Deed)
Dated March 3. 1854
Consideration $250
Bargain sell & quit claims all his interest in Lot 5 M N 12. 13.
Duly acknowledged. Recorded March 3. 1854

Q of Deeds 412. John A Sutter Senior To John A Laufkotter (Deed).
Dated December 7. 1855
Consideration $100.
Bargain sell grant convey and confirm Lots 1 & 2 M. N 12. 13.
Duly ackgd Recorded December 18. 1855.

R of Deeds 41. John A Laufkotter & wife To N T Goodell. (Deed)
Dated March 22. 1856
Consideration $525.
bargain sell. quit claims all their right title and interest in
Lot 2 M. N 12. 13.
Duly acknowledged Recorded April 2. 1856.

T of deeds 169. Wm S Mesick and Thomas A Waterman To J R Bradford (Deed)
Dated February 7. 1857
Consideration $160.
quit claims all their interest in Lot 5 M. N 12. 13. Rec Feb 12. 57.

Y Deeds 574 Wm S Mesick and Thomas A Waterman to Noble T Goodell (Deed)
Dated April 4. 1859.
Consideration $150
Grant bargain sell convey and quit claims all their right
title and interest in Lot No 2 M and N 12. 13.
Duly acknowledged. Recorded April 4. 1859.

Z deeds 443. Wm S Mesick & Thos A Waterman To Julius Wetzlar (Deed)
Dated July 14. 1859.
Consideration $1.
Remise release & quit claims Lots 6. 7. 8 9. 10 M N 12. 13.
Duly acknowledged. Recorded July 14. 1859.

No 27 Deeds 160 John A Laufkotter and wife To Alexander Trope & Honore Lemieux (Deed)
Dated January 7. 60 Consideration $200
grant bargain sell and convey all their interest in Lot 9 M N 12. 13.
Duly acknowledged. Recorded January 10. 1860.

Collateral Deeds (Continued)

No 41 deeds 413 L H C Foote To J A Laufkotter (Deed)
Dated October 14th 1867
Consideration $1.
Remise release and quit claims all his right title and interest
in Lot No 1 M and N 12.13
Duly acknowledged Recorded October 19. 1867.

No 58 deeds 510 Lucius Foote To Michael S. Schmidt (Deed)
Dated December 6. 70
Consideration $25
Remise release and quit claims W½ Lot 4 M. N 12.13
Ackgd Dec 6. 70 before A H Lynch NP
Recorded December 7. 1870

Homestead Declarations

No 1 Home p 529 Jno A Laufkotter and wife to Homestead Declaration.
Dated April 25. 1864
Declare that they are married and reside with their family
upon Lot 1 M and N 12 & 13 and hereby select and claim
the same as a homestead
Duly acknowledged
Recorded May 3. 1864

Homestead Abandonments

No 1 Aban p 10. Of A Trope & wife. Dated August 23. 60
Abandons E½ Lot 9 M. N 12 . 13 from all claims of Homestead
Recorded August 24. 1860

" 1 Aban p 11. Of Joseph Nougues & wife Dated Sept 8. 1860
Abandons Lot 5 M. N 12 . 13 from all Homestead claims.
Recorded Sept 10. 1860

" 1 Aban p 43. Of Honore Lemeux and wife Dated May 23. 1861
Abandons W½ 9 M and N 12 . 13 from all homestead claims.
Recorded May 24. 1861.

Certificates of Tax Sales &c

No 2 C.P. p 493. Coe G 8032 by E F White Sheriff To John T Haskell
Dated January 10 1870.
Consideration $16.80
Grant bargain and sells E½ Lot 9 M and N 12 & 13
under a Judgment and Decree of Sale for City Taxes levied
for the fiscal year 1868-9 and docketed in Dist Court of 6th
Judicial District on Nov 19, 1869 in favor of The People
vs Coe G 8032 & E½ Lot 9 M and N 12 . 13 for $4.75 Tax
and $8.05 costs. Sale made on December 16. 1869 (Sells N½ L 9)
Recorded February 8. 1870.

Deed From E F White Ex Sheriff To John T Haskell Dated June 3. 1872 in pursuance of Sale here recited Recorded June 5. 1872

No 2 Cert Pur 543 Coe G 8031 by E F White Sheriff To John T Haskell
Dated January 31. 1870
Consideration $18.24
Grant bargain and sells Lot No 8 M and N 12 . 13 by virtue
of a Judgment and decree of Sale for City Taxes levied
for year 1868-69 rendered and docketed in 6th Judicial
Dist Court on November 19. 69 in favor of People vs Coe G
8031 Jno Doe and Lot 8 M and N 12 . 13 for $6.18 Tax and
$8.06 costs Sale made on January 3. 1870
Recorded April 18. 1870

Deed From E F White ex Shff To Jno T Haskell Dated June 3. 1872 in pursuance of Sale here recited. Recorded June 5. 1872

No 64 deeds 73. John T Haskell To C G W French (Deed)
Dated December 23. 1869. (Error. refers only to all lands
in Sacramento City heretofore purchased by him at Tax Sale - Stevens

No 2 CP 603 Doe G 8513 and A Dotta by J S Woods (Sheriff) To Henry A Root (Deed)
Dated August 1. 1870 Consideration $50
Grant bargain and sells E½ Lot 9 M. N 12. 13 by virtue
of a Judgment and Decree of Sale for State & County Taxes
for fiscal year 1869 rendered and Docketed in 6th Judicial
District Court on June 2. 1870 in favor of the People vs A
Dotta Doe G 8513 et al for $18.28 and $18.42 levy made June
27th 1870 Sale made on August 1. 1870
Recorded January 18. 71

Note. On the Sheriff's Book this entry is made "Redeemed Jany 30. 1871 by A Dotta"
Stevens

Note – According to this abstract the Title To Lot No 1 M and N 12th and 13th Streets is vested in Richard Jones. but in suit No 12422 2d Series No 7226 in an action Commenced by Richard Jones against Jno A Laufkotter and others I find that on April 21. 1871 Judgment Entered for defendant for said Lot No 1 and another Lot.

Stevens.

Tax Decree returned unsatisfied

No 5961. Rendered 20 July 1869. 5 p519. For $41^21 and costs accruing against Lots 6. 7. 8. 10 M and N 12. 13. for State & Co Taxes of 1868.

City Taxes of 1872

Delinquent on Lot 8 and E½ Lot 9 in Block M and N 12-13.

All other Taxes Paid to Tax Collectors on or before execution or by Sales of the property already noticed.

Stevens.

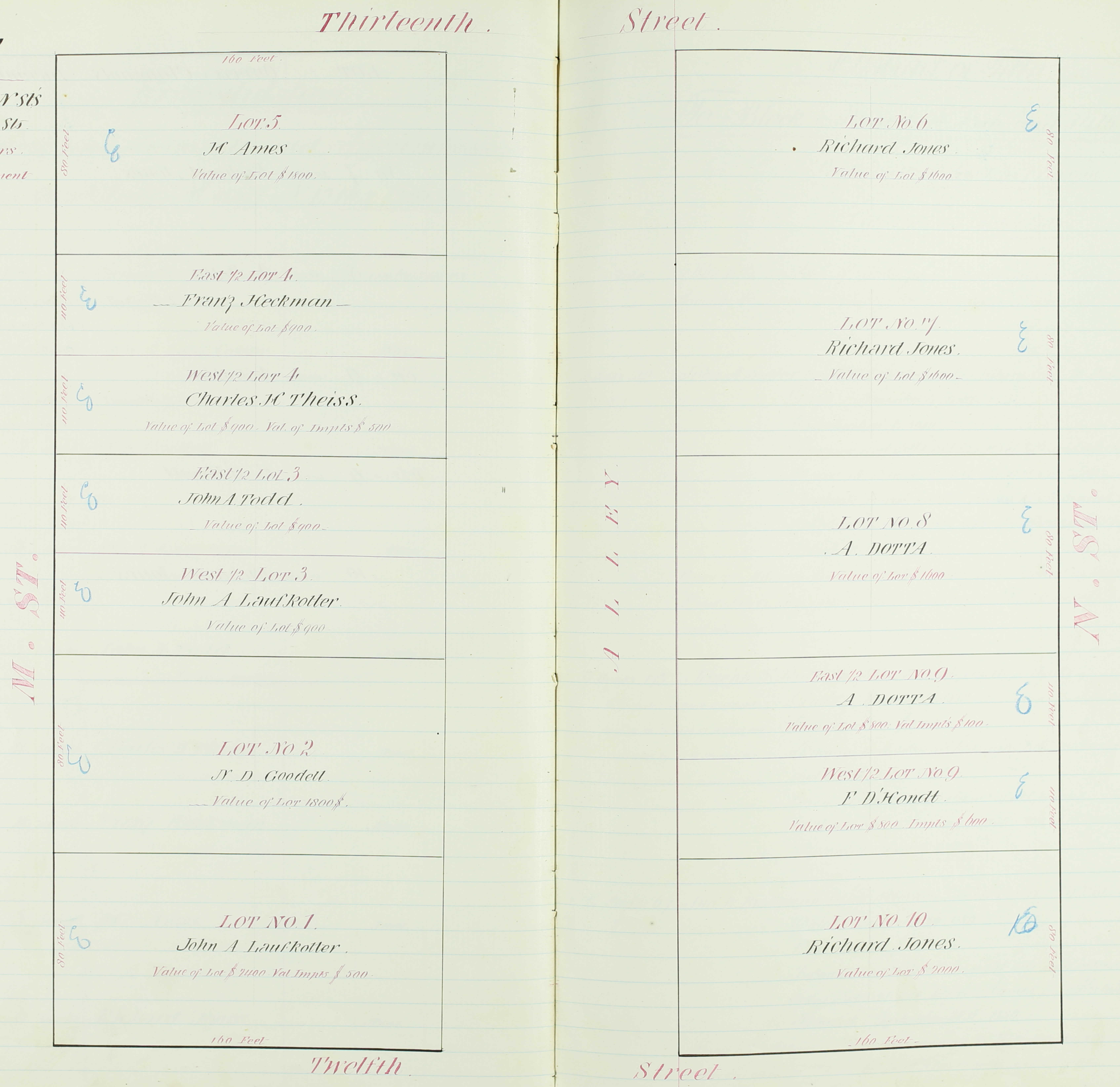
Recapitulation

Of owners and claimants and Incumbrances on Block M and N 12th & 13th Sts:

LOT.	Owners & Claimants	Incumbrances.
No 1 80x160.	Jno A Laufkotter. Presley Dunlap. J A Laufkotter wife (Homestead)	None
" 2 80x160	N D Goodell Presley Dunlap.	None
W/2 " 3 40x160	Jno A Laufkotter. Presley Dunlap Wm Laufkotter.	None (Tax Title of)
E/2 " 3 40x160	John A Todd. Presley Dunlap	None
W/2 " 4 40x160	Charles H Theiss Presley Dunlap.	None
E/2 " 4 40x160	Franz Heckman Presley Dunlap.	None
" 5 80x160	H. Ames. Presley Dunlap	None
" 6 80x160	Richard Jones	None Tax Decree No 5960 J 519. rendered July 20. 69 $41. 21 & accruing Costs - agains Lts 6. 7. 8. & 10 for St & Co taxes 1868.
No 7. 80x160	Richard Jones.	None Tax Decree No 5960
" 8 80x160	A Dotta. Jno T Haskell.	None (Tax Title) under Deed-Certificate page 93 City Taxes of 1872 unpaid $27 49 Tax Decree No 5960.
E/2 " 9 40x160	A Dotta Jno T Haskell.	None (Tax Title) under Deed-Certificate page 93. City Taxes of 1872 (Subsequently paid) unpaid) $11. 52
W/2 " 9 40x160	F D'Hondt	None
" 10 50x160	Richard Jones.	None. Tax Decree No 5960

PLAT OF
Block
Between M and N Sts
and 12th & 13th Sts

Showing Co. Assessors
Valuations on Assessment
Roll of 1872.


Thirteenth Street.
Twelfth Street.
M. ST.
N. ST.
ALLEY
160 Feet.
160 Feet
160 Feet
160 Feet
80 Feet
110 Feet
110 Feet
110 Feet
40 Feet
80 Feet
80 Feet
80 Feet
80 Feet
80 Feet
110 Feet
110 Feet
80 Feet

LOT 5.
H Ames
Value of Lot $1800.

East ½ LOT 4.
Franz Heckman
Value of Lot $900.

West ½ LOT 4
Charles H Theiss.
Value of Lot $900. Val. of Impts $ 500

East ½ Lot 3.
John A. Todd.
Value of Lot $900.

West ½ LOT 3.
John A Laufkotter.
Value of Lot $900.

LOT NO 2
N. D. Goodell.
Value of Lot 1800$.

LOT NO. 1.
John A Laufkotter.
Value of Lot $ 2400 Val Impts $ 500.

LOT No 6.
Richard Jones.
Value of Lot $1600

LOT NO. 7
Richard Jones.
Value of Lot $1600.

LOT NO. 8
A. DOTTA.
Value of Lot $ 1600

East ½ LOT NO. 9.
A. DOTTA.
Value of Lot $ 800. Val Impts $100.

West ½ LOT No. 9.
F D'Hondt.
Value of Lot $ 800. Impts $ 600.

LOT NO. 10.
Richard Jones.
Value of Lot $ 2000.

Abstract of Title

To Block M and N 13th and 14th Streets.

Part No 1 of Lots 1.5.7 therein

Conveyances under Sutter

Note. The title of John A Sutter as he held the same on June 25th 1849 is deraigned through the same instruments shown on Pages 3 and 4 of this record.

A deeds 512. John A Sutter by H A Schoolcraft his atty in fact to J S Ruth (Deed)
1.5.7
Dated November 9. 1849.
Consideration $ 5000
Bargain and Sells all his right title and interest in Lots 1.5.7
M and N 13th and 14th Sts and other Lots.
Covenants against lawful claims of all persons
Ackgd January 7. 1850 before J S Thomas Judge Sac Dist Cal
Record No 614.

Power of Attorney from Sutter to Schoolcraft as recorded in Book A of Powers p 26. Dated July 27. 1849 gives full power to sell and convey all unsold Lots between M & N (and other Streets.

D deeds 173. Joseph S Ruth To John B Bridgman (Deed)
(Rerecorded in Book T of Deeds.) page 58 on Jany 26.57. and re-acknowledged by R H Stanley a Subscribing Witness before Charles Wattel J.P. Sac city).
Dated January 7. 1850.
Consideration $1000
Bargain and sells all his right title and interest in Lot 1 M and N 13th & 14th Sheets
Covenants against the claims of all persons.
Acknowledged January 7. 1850 before I B Marshal NP (defective)
Recorded June 18. 1850.

E deeds 67. Jno B Bridgman by his Attorney J G Wetmore To Wm H Talmadge (deed)
Dated September 20. 1850.
Consideration $ 4000
Bargain and sells all his right title and interest in Lot 1 M N 13.14.
Ackgd Septr 21. 1850 before James B Mitchell NP (defective)
Recorded September 21st. 1850.

Power of Attorney from Bridgman to Wetmore as recorded in A of Powers p 118 does not give authority to sell and convey real Estate.

F deeds p 470. **Joseph S Ruth To John Mildeberger Smith (Deed)**
5.7
Dated March 18th 1851.
Consideration $2500.
Bargain sell and convey all his right title and interest in
Lots 5 and 7 M and N 13th and 14th Streets & other Lots.
Acknowledged March 20. 1851 before Lloyd Jevis NP.
Recorded March 20. 1851

R Deeds 148. **J Mildeberger Smith by J Clark Smith his Attorney in fact To Jerome C Davis (Deed)**
5.7
Dated April 19th 1856.
Consideration $10.000.
Grant bargain sell convey & confirm Lots 5 & 7 M & N 13. 14
(and other property) subject to all encumbrances Executed by
me as attorney and of Record.
Acknowledged April 22. 1856 before Jno Q Brown Co Recr.
Recorded April 22. 1856.
Power of Attorney from J Clark Smith To J Mildeberger Smith dated March 24. 1849.
gives full power to sell and convey. Ackd before Jno W Skinner Comr of deeds for State of Mo.
Recorded March 22. 1851.

R deeds 474 **Jerome C Davis and wife To J Clark Smith (Deed)**
5.7
Dated July 23. 1856.
Consideration $12.000.
Grant bargain sell confirm Lots 5 & 7 M and N 13 & 14.
and other property (Subject to all encumbrances) executed by
said Smith as attorney in fact of J M Smith.
Duly acknowledged.
Recorded July 24. 1856.

S deeds p 98 **J. Clark Smith to J Mildeberger Smith (Deed)**
5.7
Dated September 23. 56.
Consideration $12.000.
Grant bargain sell convey and confirm Lots 5 and 7 M N 13.14
and other property
Ackgd September 23. 56 before Jno R Brown Co Recorder
Recorded September 23. 1856.

S deeds 136. **J Mildeberger Smith To Catharine M Hardenbergh (Deed)**
5.7
Dated Sept 29. 1856. Consideration $14000.
Bargain sell and convey Lots 5. 7 M N 13. 14 et al
Duly ackgd Recorded September 29. 1856.

T deeds 21. **John B Bridgman To E S Woodford (Deed)**
1
Dated Decr 4. 1856
Consideration $1.
Sell remise release and quit claims Lot No 1 M and N 13. 14
and other property.
Duly acknowledged
Recorded January 16. 1857.

T deeds 495 **Catherine M Hardenbergh To James R Devill (Deed)**
5.7
Dated April 10th 1857
Consideration $2000.
Grant bargain sell and convey Lots 5 & 7 M. N 13 & 14.
Covenants against all persons claiming under her.
Acknowledged April 20. 1857 before Jno C Barr NP.
Recorded April 21. 1857

W Deeds 231. **James R Devill To Maria Hewitt (Deed)**
5.7
Dated June 9. 1858
Consideration $1000.
Grant bargain sell and convey Lots 5 and 7 M N 13. 14
Special Warrantee
Ackgd June 9th 1858 before W W Price NP
Recorded June 9. 1858

Y deeds 319. **William H Talmadge To Erastus S Woodford (Deed).**
1
Dated November 26. 1855
Consideration $5000.
Grant bargain sell alien remise release convey and confirm
Lot 1 M N 13. 14 meaning to convey all the Estate conveyed
to 1st party by J B Bridgman.
Special Warrantee Deed
Ackgd November 26. 1855 before R S Haven NP.
Recorded January 25. 1859.

27 Deeds 332 **Maria Hewitt To Hugh Reily (Deed)**
5.7
Dated January 21. 1860
In consideration of love and affection towards her brother.
Give grant bargain and sell Lots 5 and 7 M. N 13 & 14.
Special Warrantee
Ackgd Jany 21. 1860 before Wm G English NP (as a femme sole)
Recorded February 29. 1860.

No 28 page 29 Erastus S Woodford by his Atty in fact Jno H Gass To Henry M Stow (Deed)

Dated March 31. 1860

Consideration $300

Remise release and quit claims Lot 1 M. N 13-14 + other property

Acknowledged March 31. 1860 before Wm G English NP

Recorded June 8. 1860.

Power of Attorney from Woodford to Gass. Dated 17 Feby. 1859. Gives full power to sell and convey. – Ack'gd duly. Recorded June 23. 1860. (recorded in D of Powers 138).

No 28 deeds 29 Henry M Stow To John H Gass and M M Estee (Deed)

Dated June 8th 1860.

Consideration $1000

Remise release and quit claims Lot 1 M and N 13-14 and other property

Ack'gd June 8th 1860 before L H Foote JP.

Recorded June 8. 1860.

No 29 deeds 107. Morris M Estee To John H Gass. (Deed)

Dated December 15. 1860

Consideration $10

Bargain sell and convey all his right title and interest in Lot No 1 M and N 13-14 + other property

Ack'gd before H C Harrison NP

Recorded October 30. 1861

N Mort 493 Jno H Gass and M M Estee To Bernard O' Neil (Mortgage).

Dated 8th June 1860. Mortgage Consideration $800 payable 6 months after date with interest at two per cent per month:

Mortgages Lot 1 M and N 13-14 and another Lot.

Duly ack'gd. Recorded Oct 4. 1860.

Note. On reference to the papers in Clerk's office of District Court 6th Judicial District 2d Series No 5780. I find that suit was brought by Bernard O Neil against Gass-Estee for a decree of foreclosure and sale of the mortgaged premises in this mortgage named: that after commencement of said action – sd note + mortgage was assigned on June 30. 1864 To Davis Devine – that decree of foreclosure and sale was made by sd District Court on July 1. 1864. That said decree was received by Shff on July 6. 1864 and sale made by said Shff on August 15. 64 of Lot 1 M N 13-14 to Davis Devine

Stevens.

No 31 deeds 424 John H Gass To Frank Tsoi (Deed)

Dated October 26. 61.

Consideration $700.

Grant bargain sell alien remise release convey and confirm Lot 1 M and N 13-14.

Covenants against all persons lawfully claiming

Ack'gd Oct 26. 61 before Ham C Harrison NP

Recorded October 30. 1861.

D pow. atty 243. William Mills and Maria L Hewitt to & with each other (Ante Nuptial Contract)

5.7

Dated October 14. 1861.

"Whereas a marriage is about to be solemnized between William Mills and Maria L Hewitt; In consideration of the premises and of $1. each to the other. the said first party agrees that he will in no wise interfere with the control management use or disposition of the following property: Lots 5 + 7 M N 13-14. (and other property) that said Second party may dispose of the same without consent of the first party as fully as if she was unmarried

Acknowledged Octr 14. 1861 before Geo E Montgomery NP

Recorded October 22. 1861.

No 40 Deeds 485 William Milnes and Louisa Milnes (his wife to S W Butler (Deed)

5.7

Dated March 28. 1867

Consideration $200

Remise release and quitclaims Lots 5 + 7 M and N 13-14.

Ack'gd May 28. 67 before F J Thibault NP.

Recorded March 29. 1867.

No 41 deeds 82 William Milnes and (Maria L (his wife) late Maria L Hewitt To Stephen W Butler (Deed)

5.7

Dated March 28. 1867

Consideration $200.

Grant bargain sell convey and confirm all their right title and interest in Lots 5 + 7 M and N 13-14.

Acknowledged June 3. 1867 before F J Thibault NP

Recorded June 6. 1867.

No 48 deeds 133 Jno H Gass and M M Estee by James McClatchy ex Sheriff to Frank Troi (Deed by Shff)

Dated December 10. 1868

Consideration $400

Grant bargain + sell Lot No 1 M and N 13th + 14th Sts

No 28 page 29 Erastus S Woodford by his Atty in fact Jno H Gass to Henry M Stow (Deed)

Dated March 31. 1860

Consideration $300

Remise release and quit claims Lot 1 M. N 13-14 + other property

Acknowledged March 31. 1860 before Wm G English NP

Recorded June 8. 1860.

R … 59. Gives full power to sell

a … recorded in D of Powers 138).

No 28 deeds 29 … M M Estee (Deed)

… Lot 1 M and N 13.14

… Y.C. Foote J.P.

No 29 deeds 107 … d)

… ght title and interest in

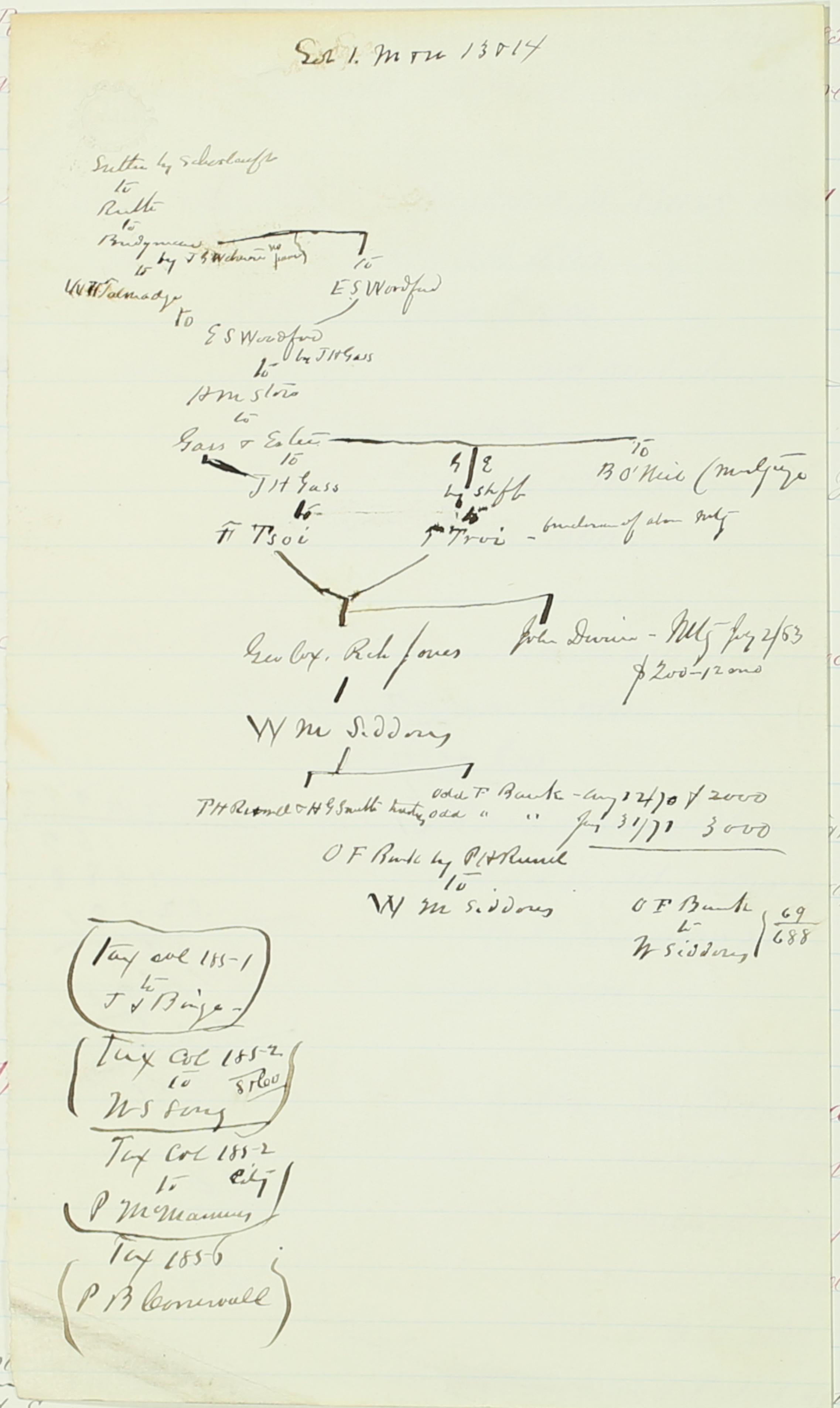
… operty

N Mort 1193 J … d O' Neil (Mortgage)

… nsideration $800 payable

… per cent per month:

… d another Lot.


Lot 1. M + N 13 + 14
Sutter by Schoolcraft
to
Rutte
to
Bridgman
by J B Wcharie [illegible] power
to
W H Talmadge
to
E S Woodford
to
E S Woodford
by J H Gass
to
H M Stow
to
Gass + Estee
to
J H Gass
to
F Tsoi
to
B O'Neil (Mortgage
G / E
by Shff
to
F Tsoi
- [illegible] of above Mtg
Geo Cox. Rich Jones
John Devine - Mtg July 2/63
$200 - 12 mo
W M Siddons
P H Russell + H G Smith trustee odd
Odd F Bank - Aug 12/70 $2000
odd " " July 31/71 3000
O F Bank by P H Russell
to
W M Siddons
O F Bank
to
W Siddons
69
688
Tax col 185-1
to
J + Briggs
Tax Col 185-2
to
W S Long
$1 / 00
Tax Col 185-2
to
City
P McManus
Tax 1856
P B Cornwall

No … urt 6th Judicial District

2d Series No 5780. I find that suit was brought by Bernard O Neil against Gass-Estee for a decree of foreclosure and sale of the mortgaged premises in this mortgage named. that after Commencement of said action - sd Note + Mortgage was assigned on June 30. 1864 to Davis Devine - that decree of foreclosure and sale was made by sd District Court on July 1. 1864. That said decree was received by Shff on July 6/64 and sale made by said Shff on August 15. 64 of Lot 1 M N 13. 14 to Davis Devine

Stevens.

No 31 deeds 424 John H Gass To Frank Tsoi (Deed)

Dated October 26. 61.

Consideration $700.

Grant bargain sell alien remise release convey and confirm

Lot 5 M. N 14. 15.	69 p 676 C S B to L B Webber Mch 10. 73 $1 + trust in 67 p 117 being fully pd - gd. rec. Rec Mch 10. 73
" " "	68 p 513 Webber to Sac Sav Bank. Mch 10. 73 $750 9c secd by nte 9% c Rec Mch 10. 73
1. M N 13. 14.	O. S. B to Wm M Siddons - 69 p 688 Deed ~~Mch~~ 14. 73 - $1 + trust in 61 p 5 being fully pd gd rec - s a - Rec Mch 15. 1873
8 M. N 12. 13 } E/2 9 " " . }	68 p 553 Antone Dolta to S S B. Mch 28. 73 $800 secured by nte - Rec Mch 28. 73
8 + N/2 9 " " "	70 p 31. Jno T Haskell to A Dolta Oct 13. 72 $60 - r r + gc arti - Rec Mch 29. 73
Block M N 12. 13.	No 70 p. Samuel Cross to Jno A Laughlin - Jany 12. 1870 - r r. gc - May 28. 73

D po …

… Ante

… William

… premises

… that the

… use or

… 13. 14.

… se of the

… she was

… NP

No …

… (Deed)

No Judgments - save + except following

W R Cluness ~~[illegible]~~ Jacob Hermann - et al vs Richard Jones rendered April 18. 1870 for costs of suit taxed at 67 $\underline{80}$

… 4.

No …

… it To

7 L M 12. 13 - [illegible] 1872 del - pd by Jos Lansing Feb 18

8 }
E/2 9 } M N 12. 13 - Dolta - del. paid Mch 4 -

E/2 3 M N 14. 15 del

… tle and

May 30 - 1873 -

596 p J 519. on Lots 6 7 8-10 M N 12. 13 -

Doc 9693 -

No … iff to

Dated December 10. 1865

Consideration $400

Grant bargain + sell Lot No 1 M and N 13 th + 14 th Sts

by virtue of an Order of Sale issued out of Clerk's office of
6th Judicial District Court on July 6. 1864 upon a judgt
recovered therein on July 1. 1864 in favor of Davis Devine
assignee and against Jno H Gass and M M Estee for
$1200 and interest - Received by said Sheriff on 6 July 64.
Sale made on 15 August 1864 of Lot 1 M . N 13 . 14 and
other lots to Davis Devine . and said Devine having author-
ized said Sheriff to make deed to M M Estee and said
Estee having assigned to Frank Troi ÷ does grant bargain
and sell as above.
Duly acknowledged before A Comte Junior.
Recorded December 10. 1868.

Q mort 199 Francis Troi To John Devine (Mortgage)
Dated July 2nd 1863.
Mortgage Consideration $200 payable 12 months after date
with interest at 2 % per month.
Mortgages Lot No 1 M and N 13th & 14th Streets.
Duly ackgd before Jared Irwin (Co Clerk).
Recorded July 2. 1863.

No 48 deeds 127. Francis Troi To George Cox and Richard Jones (Deed)
Dated December 9. 1868
Consideration $1100.
Grant bargain sell alien remise release convey and confirm
Lot 1 M and N 13 . 14.
Covenants against all persons lawfully claiming.
Ackgd Decr 9. 1868 before W R Cantwell NP.
Recorded December 9. 1868.

No 48 deeds 498 George Cox and Richard Jones - To William M Siddons (deed)
Dated January 14th 1869.
Consideration $1500.
Grant bargain sell convey and confirm Lot 1 M and N 13 . 14
Ackgd January 14. 69 before Wm Ellis JP.
Recorded January 18. 1869.

No 52 deeds 8 Maria Cruise (widow) To Stephen W Butler (Deed)
5·7
Dated May 4. 69 Consideration $150.
Remise release and quit claims Lots 5 . 7 M and N 13 . 14.
Ackgd May 5. 1869 . before Geo C Waller . NP.
Recorded May 6th 1867.

No 57 deeds 504 W M Siddons to Odd Fellows Bank of Savings (Deed)
Dated August 12. 1870
Consideration $2000
Grant bargain and sell Lot 1 M . N 13 . 14.
Acknowledged Augt 12. 70 before A H Lynch NP.
Recorded August 12. 1870.

No 59 deeds 438 Odd Fellows Bank of Savings (by P H Russell President) to William
M. Siddons (Reconveyance)
Dated January 31. 71
Consideration $1
Grant bargain sell remise convey and quitclaim all their
right title and interest in Lot No 1 M and N 13 . 14.
Ackgd February 8. 1871 before Matt F Johnson NP.
Recorded February 25. 1871.

No 61 deeds 5. Wm M Siddons - To P H Russell and H C Smith in trust
for Odd Fellows Bank of Savings (Deed of Trust)
Dated January 12. 1871.
Grant bargain sell and convey Lot No 1 M and N 13 . 14
to secure the payment of $3000 according to the terms of
two promissory notes. (with power of Sale in case of
default.
Ackgd January 12. 71 . before Matt F Johnson NP.
Recorded January 14. 1871.

Tax Deeds & deeds incidental thereto

K deeds p442 A D Patterson Sheriff to J J Birge (Tax Deed)

no date

Sells Lot 1 M and N 13. 14 et al for unpaid Taxes damages and costs for year 1851 amounting to $\$132^{32}$

Duly acknowledged

Recorded July 6. 1853.

K deeds 556 A D Patterson Sheriff To Wm S Long (Tax Deed)

Dated July 22. 1853

Sells Lot 1 M and N 13. 14 and other property for unpaid Taxes damages & costs for year 1852 amounting to $\$104^{26}$

Duly acknowledged

Recorded July 30. 1853.

L Deeds 84 W S White City Tax Collector to Patrick McManus (Tax Deed)

Dated July 30. 1853

Sells Lot 1 M & N 13. 14 and other property for unpaid City Taxes for year 1852 amounting to \$17.96.

Duly ackgd on July 30. 1853

Recorded August 22. 1853.

M Deeds 567 W S White Ex Sheriff and ex officio Collector of Taxes to P B Cornwall (Deed)

Dated January 22. 1857.

Sells Lot 1 M and N 13. 14 for unpaid State & Co. Taxes for year 1856

Duly acknowledged

Recorded February 13. 1857.

No 30 deeds 462 Maria Hewitt, Coe 6817 by James McClatchy Ex Sheriff To Eli Mayo (Tax Deed).

Dated September 4. 1866.

Consideration $\$17^{72}$

Grant bargain and sells Lots 5. 7 M and N 13. 14 under a Decree and order of Sale of 6th Judl Dist Court upon a Judgment therein recovered on February 7. 1866 in in favor of the People vs Maria Hewett et als and Lots 5 and 7 M and N 13. 14. & other property for $\$7^{20}$ City Taxes levied for year 1864-5 and \$ 8.07. cost Sells on March 3. 1866 sd Lots 5. 7 to J S Ellison (who assigns to Eli Mayo. Duly ackgd. Recorded October 15. 66.

No 40 deeds 445. Eli Mayo To S W Butler. (Deed)

5.7

Dated March 15. 1867.

Consideration \$20.

Grant bargain sell remise convey and quit claims all his right title and interest in Lots 5. 7 M and N 13. 14.

Duly ackgd before John S Barrett NP.

Recorded March 15. 1867.

Collateral Deeds

S deeds 274. Terrence McIntyre To D H Haskell (Deed

1.2.3

Dated October 7. 1856.

Consideration \$1.

Remise release and quit claims Lots 1. 2 3 M N 13. 14

Duly acknowledged. Recorded October 25. 1856.

S deeds 275 D H Haskell to Lucinda Troy (Deed)

1, 2, 3

Dated October 23. 1856.

Consideration \$600.

Transfers all his right title and interest in Lots 1. 2. 3 M and N 13. 14

Duly ackgd. Recorded October 25. 1856

U deeds 558. Catherine M Hardenbergh to James Clark Smith (Deed).

5.7

Dated Septr 17. 1857.

Consideration \$2000.

Grant bargain sell and convey Lots 5. 7 M and N 13. 14 and other Lots

Duly acknowledged. Recorded Octr 19. 1857.

V deeds 442 James M Reid To Edward A Reid and Andrew J Reid (Deed

5

Dated October 8th 1855

Consideration \$2000. quit claim all his interest in Lot 5 M and N 13. 14. and other property.

acknowledged Feby 15. 58 before Jerome Madden Co Recorder

Recorded February 15. 1858.

Homestead Declaration

No 1 Home 170. Henry Eagan to Homestead Declaration.
6.7

Dated March 2. 1861.

Declares & makes Known that he is married & that he has made Selection of Lots 6 . 7 M N 13 . 14 .

Duly acknowledged .

Recorded march 2 . 1861 .

Part 2

OF Lot No 2 in said Block

NOTE . The title of Jno A Sutter as he held the same on June 25. 1849 is deraigned through the same instruments shown on Pages 3 and 4 of this record .

Conveyances under Sutter

B deeds 282 John A Sutter by Henry A Schoolcraft his Atty in fact to Wm Sharon and J D Fry (Deed)

Dated March 19. 1850 .

Consideration $2000 according to the tenor and effect of a certain bond dated August 6 . 1849 .

Grant bargain and sell Lot No 2 M and N 13 . 14 and other property

Covenants to warrant the claim against all persons whomsoever .

Acknowledged March 19 . 1850 before J S Thomas Judge Sac Dist .

Record No 1526 .

Power of Attorney from Sutter to Schoolcraft dated July 27 . 1849 gives full power to sell and convey all unsold lots between M and N Streets and other property . Recorded in Book A of Powers p 26 .

D deeds 394 William Sharon and J D Fry to O.B. Jennings (Deed)

Dated February 25 1850 .

Consideration $600 .

Grant bargain sell and convey W½ Lot 2 M and N 13 . 14

Warrants against all persons claiming

Ackgd by Wm Sharon (only) before Jno McVickar NP .

Recorded August 15 . 1850 .

D deeds . 395 William Sharon and J D Fry to Ezekia Fitzgerald . Jacob Bush Benjamine Brewster , Henry Lester ; Owen M Perkins , H C Dickinson and George Hubbard (Deed)

Dated February 25 . 1850 .

Consideration $600

Grant bargain sell and convey E½ Lot 2 M and N 13 . 14

Covenants to forever defend the title .

Ackgd Feby 25 1850 by Wm Sharon only before John McVickar NP .

Recorded August 15 . 1850 .

46 Deeds 237 John D Fry to O.B. Jennings (Deed.
Dated May 8th 1858.
Consideration $1.
Sell convey and quit claims all his right title and interest
in West 1/2 Lot 2 M and N 13th and 14th Streets.
acknowledged May 8.58 before Samuel Cross NP.
Recorded September 28. 1868.

46 Deeds 238. Oliver B Jennings to Cornelius Cole (Deed).
Dated March 15. 1858.
Consideration $125
Bargain sell and convey all his right title and interest in
W1/2 Lot 2 M N 13.14 being the same premises conveyed to me
by Wm Sharon & Jno D Fry by deed of warranty dated
February 25. 1850.
ack'gd March 15. 1858 before F J Thibault NP.
Recorded September 28. 1868.

Tax Deeds and Deeds incidental thereto.

K deeds 442 A D Patterson Shff Sac. Co by D. N. Hunt Under Shff To J J Birge
no date
Sells W1/2 Lot 2 M and N 13.14 for unpaid Taxes, damages
and costs for year 1851 amounting to $\$132^{32}$
Duly ack'gd. Recorded July 6. 1853.

K deeds 556. A D Patterson Shff To William S Long (Tax Deed)
Dated July 22. 1853.
Sells Lot 2 M and N 13 & 14 and another Lot for unpaid
Taxes damages and costs for year 1852 amounting to $\$104^{26}$
Duly acknowledged Recorded July 30. 1853.

L deeds 84. W S White City Tax Collector To Patrick Mc Manus. (Tax Deed)
Dated July 30. 1853
Sells Lot 2 M and N 13 & 14 and another Lot for unpaid
City Taxes of year 1852 amounting to $\$17^{96}$
Duly acknowledged
Recorded August 22. 1853.

M deeds 567. W S White ex Sheriff and ex officio Collector of Taxes To P B Cornwall.
(Tax Deed). Dated January 22. 1857.
Sells Lot 2 M N 13.14 & other property for unpaid State and
County Taxes for year 1856.
Duly acknowledged.
Recorded February 13. 1857.

42 deeds 107 Harriet Evans, Jno Doe Richard Roe, Coe 9 228 by James Lansing Shff.
To James C Goods (Tax Deed)
Dated December 23. 1867. Consideration $12.47.
Sells by virtue of a Decree and Order of Sale issued out of the
6th Judicial District Court upon a Judgment therein recovered on December 26. 1866 in favor of the People vs Harriet
Evans et al and Lot 2 M and N 13.14 for $\$1^{95}$ for City
Taxes levied for the year 1865-6 and $8 costs. Sale made
on April 8th 1867 To Dan E Alexander who assigned to J.C
Goods. the said Lot 2 M N 13.14
Duly acknowledged
Recorded January 4. 1868.

42 deeds 253 Doe G 3033 et al by James Lansing ex Sheriff of Sac. Co To
Al. C. Freeman (Tax Deed)
Dated April 16th 1868.
Consideration $\$14^{48}$
Grant bargain & sells W 75 feet Lot 2 M and N 13th & 14th Sts
by virtue of a decree and order of Sale issued out of Clerk's office
of Dist Court of 6th Judicial District upon a Judgment
recovered in said Court on Sept 3. 1867 in favor of the People
vs Doe G 3033 et als for $3.94 State & Co Taxes for year 1866
and $8 costs. Sale made on Oct 14. 1867 To D E Alexander who
assigned to said Freeman.
Duly acknowledged before Ed Cadwalader, NP.
Recorded April 29. 1868.

No 42 Deeds 326 Doe 9452 et al by James Lansing ex Sheriff of Sac Co to William
G. English (Tax Deed)
Dated April 16. 1868 Consideration $\$15^{91}$.
Grant bargain and Sells Lot 2 M and N 13th and 14th Sts.
under a Decree and Order of Sale issued out of Clerk's office of
6th Judicial Dist Court under a Judgment therein recovered
on October 2. 1866 in favor of the People vs Doe 9452 et al.
for $\$5^{36}$ for State and Co Taxes levied for year 1865 and

$8.05 Costs – Sale made on August 19. 1867
Duly acknowledged before Ed Cadwalader NP
Recorded June 17. 1868

No 45 deeds 114. A C Freeman To James C Goods
James C Goods To A C Freeman & } Deed in partition
Dated April 29. 1868
In consideration of Partition said A C Freeman does
grant bargain and sell to said Goods all his right title and interest the West 1/2 Lot
2 M and N 13. 14 and said Goods grants bargains &
sell unto said Freeman all his right title and interest in E1/2 Lot 2 M. and. N 13. 14.
Ackgd April 29. 1868 before Wm Ellis J P.
Recorded April 29. 1868.

No 45 Deeds 372. William G English To James C. Goods. (Deed)
Dated June 12. 1868.
Consideration $5.
Remise release and quit claims all his right title and interest
in Lot 2 M and N 13. 14.
Ackgd June 12. 1868 before W R Cantwell NP.
Recorded June 17. 1868.

No 51 deeds 517. A C Freeman to Mrs Josephine B Freeman (Deed)
Dated April 9. 1869.
In consideration of love and affection
Give and Grant E1/2 Lot 2 M and N 13. 14 & other property.
Ackgd April 9. 1869 before A H Lynch NP.
Recorded April 9th 1869.

Collateral Deeds.

S deeds 274. Terrence Mc Intyre To D H Haskell (Deed)
Dated October 7. 1856
Consideration $1
Remise release and quit claim Lots 1 2 3 M N 13. 14
Duly acknowledged
Recorded October 25th 1856.

Collateral Deeds (Continued)

S deeds 275 D H Haskell To Lucinda Troy (Deed)
Dated October 23. 1856
Consideration $600
Transfers all his right title and interest in Lots 1 2 3 M N 13. 14
and other Lots
Duly acknowledged Recorded October 25. 1856

U deeds 585 Francis Troi and Lucinda his wife to Elias Evans (deed)
Dated October 26. 67.
Consideration $200
Grant bargain sell convey & quit claims all their interest
in Lot 2 M and N 13. 14
Duly ackgd Recorded October 27. 1857.

Judgment Liens

Theodore T Tidball vs J C Goods.
Recorded March 1th 1872
Amount of Judgment $ 3727^{24}
Date of Judgment March 20. 1872
Rendered in District Ct of 15th Judicial District

Delinquent State & Co Taxes

On E1/2 Lot No 2. For year 1868 $5.55. For year 1869 $15.63.
" " 1870 $14 70. " " 1871 $15.08.

City Taxes

" " " For year 1870 $12.30 For year 1871 $13.47
" " 1872 $
On W1/2 Lot No 2. For year 1871 $7.06.

PART 3.

OF LOTS 3 and 4 in said block

Conveyances under Sutter.

The Title of John A Sutter as he held the same on June 25. 1849 is deraigned through the same instruments shown on Pages 3 & 4 of this record

C deeds 224	John A Sutter to Jno A Sutter Junior	For Recitals in full	see Page	77	of this record
D 〃 191.	Sutter Jr To Brannan. Bruce Graham & Welzlar	〃	〃	〃 77	〃	〃
D 〃 274	Jas S Graham To Warbass Heyl & Morse	〃	〃	〃 78	〃	〃
A mort 303	Warbass Heyl & Morse To Morrison Deal & Riggs	〃	〃	〃 78	〃	〃
E Deeds 274	Samuel C Bruce To Wm D M Howard	〃	〃	〃 78	〃	〃
G deeds 23	Saml Brannan To Theo Shillaber (Declaration of Trust	〃	〃	〃 78	〃	〃

G deeds 269 Samuel C Bruce. Samuel Brannan and James S Graham To Julius Welzlar (Deed)
Dated June 27. 1851
Consideration $10
Sell convey and quitclaims Lot 3 & 4 M. N 13 & 14 under Search and other Lots
Acklgd June 27. 1851 before H A Schoolcraft NP
Recorded June 28. 1851

H deeds 466 Julius Welzlar to Ledyard Frink (Deed)
Dated September 6. 1851
Consideration $100
Bargain sell and convey all his right title and interest in Lots 3 & 4 M N 13. 14.
Acklgd Sept 6. 1851 before James B Mitchel NP
Recorded February 23. 1852

N deeds 506 W D M Howard by his atty in fact C R Bond to Samuel C Bruce (Deed)
Dated — August 1854
Consideration $1.
Bargain Sell & quitclaims all his interest in Real Estate in Sacramento City
Duly acknowledged — Recorded augt 25. 1854
Power of Attorney from Howard to C R Bond as recorded in C of Powers p 64 gives full power to Sell and convey.

Q deeds 96 Theodore Shillaber to Gilbert A Grant (Deed)
Dated September 18th 1855
Consideration $ 6250
Grant bargain & sells all his right title & interest in Lands within the Corporate limits of Sacramento City
Acklgd Sept 18 55 before A Guyot NP
Recorded September 19. 1855

W Deeds 478 Samuel C Bruce To Volney E Howard (Deed)
Dated September 6. 1858
Consideration $1000
Grant bargain Sell remise release convey and confirm all his interest in Lots in Sacramento City
acknowledged September 6. 1858 before T J Thibault NP.
Recorded September 7. 1858

Z deeds 52 Theodore Shillaber and Gilbert A Grant (assignee of Theo: Shillaber) To Samuel Brannan (Release of Trust)
Dated April 23rd and May 24. 1859
Releases the said Samuel Brannan from the Trust declared in G of deeds p 23
Duly acknowledged
Recorded May 10. 1859

No 33 p 247 Volney E Howard To Lloyd Tevis (Deed)
Dated July 2. 1862
Consideration $2000
Remise release and quitclaims all interest acquired by deed from S C Bruce recorded in W p 478 in lands within Corporate limits of Sacramento City
Duly acklgd Recorded November 3. 1862

No 33 p 571. Lloyd Tevis To Ruth L Bruce (Deed)
Dated January 11. 1863
Consideration $2300
Remise release and quitclaims lands acquired by deed last above from Volney E Howard dated July 2. 1862.
Acknowledged 12 January 1863 before H Haight NP
Recorded February 13. 1863

No 37 p 411. Ruth L Bruce by S C Bruce her Atty in fact To Wm Harney (Deed)
Dated May 10th 1864.

Consideration $500.
Grant bargain and Sell all her right title and interest
in lands within corporate limits of Sacramento City
ackgd May 10. 1864 before F. A. Hassey NP
Recorded July 19. 1865

Power of Attorney from Ruth L Bruce to S C Bruce recorded in C of Powers p 99
Gives full power to sell and convey. acknowledged 28 th February 1851 before Ivers.
J. Austinton – Commissioner of Deeds for the State of California in Massachusetts –

No 44 p 513. **Ledyard Frink To E K Alsip (Deed)**
Dated April 17. 1868.
Consideration $5.
Grant bargain sell remise convey and quit claims all
his right title and interest in Lots 3 and 4 M N 13 & 14.
ackgd May 4 th 1868 before A H Hawley NP (San Francisco)
Recorded May 5 th 1868.

No 44 p 605 **William Harney by S C Bruce his Attorney in fact to Henry Ames. Deed)**
Dated 19 th May 1868.
Consideration $500.
Grant bargain sell convey and confirm all his right title
and interest in the City of Sacramento.
Duly acknowledged before Julius Wetzlar NP.
Recorded June 5. 1868.

Power Attorney to Bruce
recorded in E p 96 gives
full power to sell & convey

No 46 p 32 **William Harney By S C Bruce his Atty in fact and Samuel Brannan To Edwin K Alsip. (Deed)**
Dated May 18. 1868
Consideration $60.
Remise release and quit claims Lots 3 & 4 M N 13. 14
ackgd on 19 th May 1868 by S C Bruce as atty in fact of
William Harney before Julius Wetzlar NP
ackgd on 23rd June 1868 by Sam Brannan before
Julius Wetzlar NP
Recorded June 23. 1868.

No 46 p 440 **Henry Ames To Samuel Cross (Deed).**
Dated June 1. 1868. Consideration $500
Remise release and quit claims all his right title and
interest acquired by deed from Wm Harney (heretofore
recited and none other) to Lands in Sacramento City
Duly ackgd Recorded October 28. 1868

No 48 deeds 5 **Ledyard Frink To E K Alsip (Deed)**
Dated July 2. 1868
Consideration $1. Grant bargain sell remise convey and
quit claims all his right title and interest in Lots 3 and 4
M and N 13 th and 14 th.
ackgd July 2. 1868 before Ed. Cadwalader NP.
Recorded November 25. 1868.

No 51 p 118 **E K Alsip To Thomas Gardiner (Deed)**
Dated February 25. 1869
Consideration $3000
Grant bargain sell convey & confirm Lots 3. 4 M N 13 & 14.
ackgd Feby 25. 1869 before W R Cantwell NP.
Recorded February 25. 1869.

No 51 p 246. **Thomas Gardiner To Ralph C. Woolworth (Deed).**
Dated March 3rd 1869.
Consideration $3500.
Grant bargain and sell Lots 3 and 4 M and N 13. 14
ackgd March 3rd 1869 before W R Cantwell NP
Recorded March 3. 1869.

No 53 deeds 405 **Ralph. C. Woolworth To Adolph Lotthammer (Deed)**
Dated November 8th 1869.
Consideration $900.
Grant bargain and sells E½ Lot 3 M and N 13 & 14.
Acknowledged Nov 8. 1869 before Julius Wetzlar NP
Recorded November 8. 1869.

No 53 deeds 407. **Ralph C Woolworth To Frederic Lotthammer (Deed).**
Dated November 8th 1869
Consideration $900.
Grant bargain and sell W½ Lot 3 M and N 13. 14
acknowledged November 8th 1869 before J Wetzlar NP
Recorded November 8. 1869.

No 53 deeds 408 **Frederic and Adolph Lotthammer to Capital Savings Bank. (Deed**
Dated November 8th 1869 Consideration $1200
Grant bargain & sells Lot 3 M and N 13. 14
ackgd November 8th 1869 before Julius Wetzlar NP
Recorded November 8th 1869.

No 58 p 540 **Samuel Cross To Presley Dunlap** (Deed

Dated December 14. 1870

Consideration $500.

Grant sell convey and quit claims all the Real Estate in the City of Sacramento remaining unsold by me of the Lands and interests therein conveyed to me by Henry Ames by deed dated May 19. 1868 & recorded in Book 44 of deeds 411.

Duly acknowledged.

Recorded December 14. 1870.

Note. The date and record of this Henry Ames deed is erroneously given in this deed but this defect is cured by another deed in Book No 58 p 591 from Same Grantor to Same Grantee.

Lis - Pendens.

Suit No 12, 636. **Wm Harney and Sam Brannan**
vs
L Frink et al.

Suit Commenced in Dist Court of 6th Judicial District on April 18th 1868.

For possession of the Lots 3 & 4 M and N 13 & 14.

Note. In Examination of these papers I find merely the complaint filed & although no dismissal thereof is Entered of record, yet the deed from the Plaintiffs in this action to E K Alsip the direct grantee of the Defendant, made after the Commencement of 10 action – virtually Settles the case – Stevens.

Collateral Deeds.

S deeds 274 **Terrence McIntyre to D H Haskell.** (Deed)

Dated October 7. 1856

Consideration $1.

Remise release and quit claims Lot 3 M. N 13. 14 etal

Duly acknowledged Recorded Octr 25. 1856.

S deeds 275 **D H Haskell To Lucinda Troy.** (Deed)

Dated October 28. 1856.

Consideration $600

Transfers all his right title and interest in Lot 3 M N 13. 14 etal

Duly acknowledged. Recorded October 25. 56.

Note

The Mesick Claim of Title

To all the lots conveyed by Sutter Junior to Brannan Bruce Graham and Wetzlar by deed dated 20th 1850 and Recorded in D of deeds page 191. and which said property are also contained in deed from Sutter Junior to Wm S Mesick Embrace these Lots 3 and 4 M and N 13th and 14th Streets. and this Title is now held as follows.

19/20ths – by Ralph C Woolworth; & Frederick & Adolph Lohhammer

1/20th by William Willis – by regular chain of Conveyances under Wm S Mesick –

PART 4.

Of Lot 6 in said Block

Conveyances under Sutter.

The Title of John A Sutter as he held the same on June 25th 1849 is deraigned through the same instruments shown on Pages 3 & 4 of this record.

A deeds 361 John A Sutter by his Attorney in fact J C A Schooleraft To Bezar Simmons (Deed)
Dated December 7. 1849 Consideration $19000.
Bargained and Sold Lots 6. 8 M and N 13. 14
and other property.
Ackgd December 17. 1849 before J S Thomas Judge Sac Dist
Record No 467.

Power of Attorney from Sutter To Schooleraft as recorded in A of Powers p26 gives full power to sell and convey unsold Lots between M and N and other Streets.

H deeds 760. Bezar Simmons To { James R Bolton, Frederick Billings, H W Halleck } (Assignment for benefit of creditors)
Dated September 3rd 1850.
Consideration $1. and other considerations.
Give grant bargain transfer and sell all those lands tenements and hereditaments lying and being in the State of California which are more particularly specified and described in a Schedule hereto annexed.

"This is an exact copy from the record that refers to the Sacramento City"
"About One hundred and forty five Lots in Sacramento City"
"The exact number and locality of the same can be ascertained
"by the original deed of John A Sutter to said Simmons
"dated November 24th AD 1849 and recorded in Sacramento.
"and certain deeds of some of the lots so conveyed by Sutter.
"given by me to Bethuel Phelps; Isaac T Mott; Orrin Farnham
"Franklin N Billings" & Mrs Ann S Ryder"

In trust To sell and convey said properties & with the proceeds to pay and discharge in full the debts & obligations of sd assignors.
Ackgd 3d September 1850 before C Temple Emmett NP.
Recorded May 12th 1852.

H Deeds 785 Frederick Billings, James R Bolton & H W Halleck assignees of Bezar Simmons by their attorney in fact D B Northrop To Daniel Blue (Deed)
Dated May 12 1852 Consideration $65.
Grant bargain sell and convey all their right title and interest in Lot 6 M and N 13th and 14th Streets and other Lots
Ackgd May 12. 1852 before A W Myers NP
Recorded May 13. 1852.

Power of attorney from Billings Bolton and Halleck assignees of Bezar Simmons to D B Northrop. Dated May 10. 1852 recorded in B of Powers p 138 gives full power to sell and convey. Acknowledged May 10th 1852 before R H Waller NP Recorded May 12. 1852.

I deeds 45 Daniel Blue To Barney Fletcher (Deed)
Dated May 22. 1852.
Consideration $25
Grant bargain sell and convey Lot no 6 M and N 13 & 14.
Covenant of Warranty against all persons claiming under him.
Acknowledged May 22. 1852 before C C Sackett NP.
Recorded May 22. 1852.

K deeds 85 Barney Fletcher To Mrs Mary Ann S Robinson (Deed)
Dated July 8th 1852. Consideration $100.
Grant bargain sell and convey all his right title and interest in NE 1/4 Lot 6 M and N 13th and 14th Streets (said Lot being 40 feet front on the alley by 80 feet deep;
Acknowledged February 16. 53 by James B Mitchel NP.
Recorded March 17. 1853.

K deeds 86. Barney Fletcher To Henry Lewis (Deed)
Dated February 12. 1853
Consideration $300
Give grant bargain sell remise release quit claim and convey West 1/2 of Lot 6 M and N 13. 14. being the same property conveyed to said first party by Daniel Blue. recorded in I of deeds p45. Duly acknowledged.
Recorded March 7th 1853.

Q deeds 660 Henry Lewis To George A Devall. (Deed)
Dated August 20. 1855.
Consideration $100.
Grant bargain sell alien remise release convey and

confirm One equal Undivided 1/2 of the West 1/2 of Lot
Number 6 between M and N 13 and 14 th Streets.
being the Und 1/2 of the premises Conveyed to said 1st party
by Barney Fletcher by deed dated February 12th 1853.
Duly acknowledged
Recorded February 25. 1856.

R deeds 378 **Henry Lewis To S H Allen (Deed)**
Dated May 15 th 1856.
Consideration $100.
Grant bargain sell alien convey and confirm the W 1/2 of
Lot 6 M and N 13 th and 14 th Sts. being the same premises
Conveyed to 1st party by Barney Fletcher by deed of February
12th 1853 recorded in Book K p 86.
Covenants that the first party has not encumbered and has
good right to convey the same.
Duly ackgd before R S Haven. N P.
Recorded June 25. 1856.

T deeds 467 **Simon H Allen To Patrick F Dunn. (Deed)**
Dated July 23. 1856.
Consideration $187.
Grant bargain sell and convey all his interest in W 1/2 Lot 6
M and N 13 th and 14 th Streets.
Duly acknowledged
Recorded April 16th 1857.

T deeds 468 **Patrick F Dunn To Henry Egan (Deed)**
Dated October 22. 1856
Consideration $10.
Sell remise release and quitclaims all his right title and
interest in W 1/2 Lot 6 M and N 13.14.
ackgd November 26. 1856 before C C Tinkler NP
Recorded April 16. 1857.

U Deeds 479 **Frederick Billings, James R Bolton and H W Halleck (assignees
of Bezar Simmons) To Daniel Blue (Deed).**
Dated June 18. 1857 Consideration $1.
Remise release and quitclaims all their right title & interest
that they have as such assignees in and to Lot 6 M. N
13.14 and other Lots. Being the same premises heretofore
by our attorney in fact quit claimed to said Second party

by Conveyance dated May 12. 1852; and this Conveyance being
Executed to remedy and defects in said first conveyance.
Ackgd June 18. 1857 before Saml Hermann NP.
Recorded October 1. 1857

V Deeds 125 **Daniel Blue to Lucinda Blue (Deed)**
Dated December 12. 1857
Consideration $500.
Grant bargain sell alien remise release convey and confirm
Lot no 6 M and N 13.14
ackgd Decr 12. 1857 before Jerome Madden Co Recorder.
Recorded December 12. 1857.

No 43 deeds 139 **Henry Egan To H T Holmes (Deed)**
Dated May 30 th 1866
Consideration $50.
Sell transfer remise release and quitclaim W 1/2 Lot 6 M N
13 & 14.
Duly acknowledged before Otis V. Sawyer NP.
Recorded February 24. 1868.

No 50 deeds 116. **Henry T Holmes To Stephen William Butler (Deed)**
Dated February 9. 1869.
Consideration $750.
Remise, release and quit claim Lot no 6 M and N 13 & 14.
Acknowledged Feby 9. 1869 before Geo C Waller NP
Recorded February 15. 1869.

No 57 Deeds 310. In the matter of the estate of Bezar Simmons (deceased) by Probate
Court of the City and County of San-Francisco (Order to Sell Real Estate).
Dated January 12. 1870.
Upon petition of Orrin Simmons showing that he as Administrator
on 3d December 1869 filed his petition showing that claims against
said Estate had been allowed and there is not sufficient personal
property in the hands of said Administrator to pay said debts
and that it is necessary to sell some part of the Real Estate to
pay the same to wit; the sum of $5000 and it further appearing
that no good reason exists why the said order of sale should
not be granted now on this 12th day of January 1870 It is ordered
and adjudged by the Court that the said Orrin Simmons
be and the same is hereby authorized to sell Lot 6 M
and N 13th & 14th and other Real Estate belonging to Estate

of Bezar Simmons deceased at public auction to the highest bidder for Cash.
(Certified Copy) Recorded June 27. 1870

No 59 deeds 106. In the matter of the Estate of Bezar Simmons deceased by Probate Court of the City and County of San Francisco (Order of Sale of Real Estate)
Dated March 5. 1870.
Recites that Jno W Greenlaw Jany 10. 1870 presented a petition as the only a creditor of said Estate praying that an order of Sale be made directed to Orrin Simmons admr thereof authorizing him to sell at public auction so much of the said Estate as may be necessary to pay the claim of W A Dand and H F Dand and now owned by said Greenlaw setting forth that there was no personal Estate &c and that the same is now held and owned by Jno W Greenlaw. that the amount of said claim is $15, 735.88 and it appearing that no good reason exists why said Order of Sale should not be granted; It is ordered adjudged and decreed that said Orrin Simmons administrator be and he is hereby authorized to sell the following real Estate or enough thereof to pay said claim at public auction to the highest bidder for Cash after due notice Lot 6 M and N 13 and 14 th Sts.
"Certified Copy" Recorded January 13. 1871.

No 66 deeds 59. In the matter of the Estate of Bezar Simmons deceased by Probate Court of San-Francisco County & City (Order Confirming Sale
Dated April 18. 1872 Recites the order of Sale of March 5. 1870 authorizing Sale; and whereas said adm did on July 13. 1870 sell at Public auction to the highest bidder for Cash in accordance with said Order of Sale to wit Lot 6 M and N 13. 14 to J M Ryder and J W Greenlaw for $225 and another piece of land for another price and said sums so bid are disproportionate to the value of the property sold & that sums exceeding such bids by at least 10 per cent exclusive of the expenses of a new sale can be obtained, that S W Butler has made and filed an advance bid of $300 for Lot 6 M N 13. 14 and no good reason appearing why said Sale to him should not be confirmed and it appears to be for the best interest of the Estate that said advance bids should be accepted; It is decreed: that the said

Sale be and the same is hereby confirmed and legal Conveyances are directed to be executed to S W Butler.
"Certified Copy" Recorded April 29. 1872.

No 66 p 149. Orrin Simmons administrator of the estate of Bezar Simmons To S. W. Butler (Deed)
Dated 26th April 1872.
Consideration $300.
Grant bargain sell and convey all the right title and interest of the Estate of Bezar Simmons deceased at the time of his death in Lot 6 M and N 13 th and 14 th Sts by virtue of Order of Sale and order of Confirmation of Sale heretofore recited.
Acknowledged 26 th April 1872 before James G. Carven N P. Recorded May 18 th 1872.

Homestead Declarations

1 Home 170 Henry Eagan to Homestead Declaration. (Dated mch 2. 61)
Declares that he is married and resides with his family on Lots 6. 7 M and N 13 and 14. and that he claims the same as his homestead.
Duly acknowledged. Recorded March 2d 1861.

Abandonment of Homestead

1 Aban. 267 Henry Eagan and wife to Abandonment of Homestead
Dated February 2. 1869.
Abandon release and discharge from all claims of Homestead Lot 6 M. N 13. 14
Ackgd February 5. 1869 before Geo C Waller NP
Recorded Feby 5. 1869

Separate Property.

A Sep Prop 87. Mary Ann S Robinson by marriage (Mary Ann S Lewis.
Dated May 17. 1855. declares that she is the lawful owner and holder of the N E 1/4 of Lot No 6 M N 13.14. that said property was owned by her before marriage and is her Separate property and in no way Subject to the debts of her husband.
Duly acknowledged. Recorded May 19. 1855.

Tax Deed

M Tax Deeds 567. Wm S White Shff and ex-officio Collector of Taxes. by E E Eyre Under Sheriff to P B. Cornwall (Deed)
Dated January 22. 1857.
Consideration $\$43^{80}$.
Grant bargain and sells Lot 6 and other Lots for State and Co Taxes for the year 1856.
Duly acknowledged.
Recorded February 13. 1857

Tax Decrees returned unsatisfied.

Book	No Decree	When rendered	Amount	Against what Property		For Taxes of year
D. 392	2106	July 5. 1865	$\$13^{50}$ & accts	Lot 6	M N 13.14	State & Co Taxes of 1864.
C 68	1203	Jany 6 "	$\$10^{63}$ " "	"	" "	City Taxes 1863 - 4
F 559	3431	Decr 8 "	$\$10^{42}$ " "	"	" "	City Taxes 1864 - 5

Part 5

Of Lot No 8 In said Block.

Note The title of John A Sutter as he held the same on June 25th 1849 is deraigned through the same instruments shown on Pages 3 and 4 of this record.

Conveyances under Sutter.

A deeds 361. John A Sutter by his Attorney in fact H A Schoolcraft to Bezar Simmons. (Deed)
Dated December 7. 1849
Consideration $19,000
Bargain and Sells Lot 8 M and N 13-14.
ackgd December 17. 1849 before J S Thomas Judge.
Record No 467.
Power of Attorney from Sutter To Schoolcraft as recorded in A of Powers p 26 gives full power to sell and convey unsold lots between M and N and other Streets.

B deeds 37. Bezar Simmons by his Attorney in fact Frederick Billings To Dexter R Wright (Deed)
Dated 19th January 1850.
Consideration $32,500.
Bargain sell and quitclaims all his right title and interest in Lot 8 M and N 13.14 and other property.
Acknowledged Jany 19. 1850 before A C Peachy N P.
Record No 706.
Power of Attorney to Fred Billings Dated Decr 26. 1849 Recorded in A of Powers p 11 gives full power to sell and convey - Duly ackgd before A C Peachy N P Recorded May 16. 1850 -

G Deeds 496 Dexter R. Wright by his Attorney in fact Elisha Kingsbury To John Tritschler (Deed)
Dated August 19. 1851 Consideration $ 60
Bargain sell and convey all his interest in Lot 8 M and N 13.14.
Duly ackgd on 20 Augt 1851 before James B Mitchell N P
Recorded August 20. 1851
Power of Attorney from Dexter R Wright to Elisha Kingsbury recorded in A of Powers of Attorney page 380. Dated 15th April 1851 gives full power to sell and convey
Recorded August 20. 1851.

T deeds 404 John Tritschler To Mary M Denton (Deed)
Dated January 30. 1857
Consideration $300.
Bargain sell and convey Lot 8 M and N 13. 14
Covenants that the title is clear under John A Sutter
and to that extent he will warrant and defend the same
against the claim of all persons whomsoever.
Acklgd January 31. 1857 before Geo R Moore NP.
Recorded March 26. 1857.

No 43 deeds 216 E M Denton and Mary M (his wife) to Geo. W Shepherd
(Deed) Dated November 21. 1867
Consideration $175
Remise release and quit claims Lot 8 under Search
Ackgd Jany 2. 1868 before W. K Spencer NP.
Recorded January 10. 1868.

No 45 deeds 393 Geo W Shepherd To Robert T Brown (Deed)
Dated January 29. 1868.
Consideration $1300
Grant bargain and sells S½ Lot 8 under Search.
Ackgd June 29. 68 before Ed Cadwalader NP
Recorded June 29. 1868.

No 45 deeds 395 Robert T Brown To C H Swift and Wm P Coleman (Trust Deed)
in Trust for Sacramento Saving's Bank.
Dated June 29th 1868.
Grant bargain sell convey and confirm S½ Lot 8 M & N
13 & 14th Streets.
to secure the payment of $800 in gold coin and interest
as is Evidenced by a promissory note & also to secure further
advances that may be made during the continuance of this
trust.
Duly ackgd on June 29. 1868 before Ed Cadwalader NP.
Recorded June 29. 1868.

No 47 deeds 125 Geo. W Shepherd To C H Swift & Wm P Coleman in trust for
Sacramento Saving's Bank (Trust Deed).
Dated 10 August 1868
Grant bargain sell convey and confirm N½ Lot 8
M and N 13th and 14th Streets.
to secure the payment of a promissory note of $400

in gold coin with interest and also such further advances
as may be made during the continuance of this Trust.
Acknowledged August 11. 68 before Ed. Cadwalader NP.
Recorded August 11. 1868.

No 51 deeds 154 Chas H Swift and Wm P Coleman Trustees of Sacramento
Savings Bank To J T Mier. (Deed)
Dated February 26. 1859.
Consideration $300.
bargain sell remise convey and quit claims all his interest
in N½ Lot 8 M and N 13. 14. This conveyance being
made to said 2nd party by a written request of George W
Shepherd. recorded in No 47 p125.
Ackgd Feby 27. 69 before W R Cantwell NP.
Recorded February 27. 1869

No 51 deeds 156 Chas H Swift and Wm P Coleman Trustees of Sacramento
Savings Bank To Robert T Brown (Reconveyance)
Dated February 26. 1869.
Consideration $3.
Grant bargain sell remise release convey and quit claims
all their right title and interest in S½ Lot 8 M N 13. 14.
being the same premises conveyed to the party of the 1st part.
by deed of Trust dated June 29. 1868.
Duly acknowledged before W R Cantwell NP.
Recorded February 27. 1869

No 51 deeds 157 George W Shepherd To J T Mier (Deed)
Dated February 26. 1869.
Consideration $1800.
Grant bargain sell convey and confirm N½ Lot 8 M and N
13th & 14th Streets
Ackgd 26 February 1869 before Wm Ellis J P
Recorded February 27. 1869.

No 51 deeds 158 Robert T Brown To John Kenney (Deed)
Dated February 26. 1869.
Consideration $1750.
Grant bargain sell and Convey. S½ Lot 8 M and N 13. 14
Convey only the interest acquired from Geo W Shepherd on
Jany 29. 1868. Duly ackgd. Recorded February 27. 1869.

. Homestead Declarations.

No 2 Home 575 Rose Kenney To Homestead Declaration.

Dated September 8 th 1870.

Claims S/2 Lot 8 M and N 13.14 and dwelling house

thereon as a homestead .

Duly ackgd before W A McWilliams Co Recorder

Recorded September 8. 1870.

Collateral Deeds.

T deeds 119. Geo McDowell and W C McDowell To Geo. Shepherd (Deed)

Dated June 8 th 1855

Consideration $\$420$

Grant bargain sell convey and quit claims all his right

title and interest in Lot 8 M and N 13.14.

Duly acknowledged

Recorded February 9. 1857.

32 Deeds 192 Walter R. Smith To Geo. W Shepherd (Deed)

Dated March 25 - 1862.

Consideration $\$50$.

Grant bargain sell release convey and quit claims

all his interest in Lot 8 M N 13.14

Duly acknowledged

Recorded march 25. 1862.

Tax Deeds & Deeds incidental thereto

M deeds 223 W S White Marshal and ex Officio City Tax Collector. To Fund Commissioners Sacramento City (Tax Deed)

Dated January 15. 1854. $\$79.27$.

Give grant bargain sell and convey Lot 8 M and N 13.14

and other property for City Taxes of 1852.

Recorded January 16. 1854.

M deeds 324 W S White Marshal and ex-officio City Tax Collector to Angus Frierson (Tax Deed)

Dated April 8. 1854.

Consideration $\$21$.

Remise release and quit claims all the right title and interest

of the City of Sacramento acquired by purchase at Sale for

City Taxes of the year 1851 + 52 and 1852 + 3 in Lot No

8 M and N 13 th and 14 th Streets. and other property

ackgd April 8. 1854 before T W Thayer NP

Recorded April 8. 1854

No 30 deeds 346 Coe 7093 by James McClatchy Ex Sheriff To Eli Mayo (Tax Deed)

Dated June 18. 1866

Consideration $\$18^{65}$

Grant bargain and sells Lot 8 M and N 13 & 14.

by virtue of a Decree and order of Sale issued out of

the Clerk's office of 6th Judicial District Court upon

a judgment therein recovered on Oct 23. 1865 in favor of

the People vs G W Shepherd Coe 7093 et al and Lot 8.

for $\$4^{80}$ for City Taxes levied for the year 1864-5 and

$\$9^{05}$ costs. Sale made on December 11. 1865

Duly ackgd before Sam Cross NP.

Recorded June 19. 1866.

No 30 deeds 597. Geo. W. Shepherd Doe 8977 by James Lansing Sheriff to Thomas J Clunie. (Tax Deed)

Dated May 29. 1867.

Consideration $\$45^{29}$

Grant bargain and sells Lot 8 M and N 13 & 14 Streets.

by virtue of a Judgment and order of Sale from the

6th Judicial District Court on August 6. 1866 in

favor of the People vs Doe 8977 &c & Lot 8 M N 13.14 for $13.13 unpaid taxes levied for the year 1865 (State and County) and costs. Sells on Nov 26.1866 to J F Sheehan who assigns to Clunie.
Ackgd May 29. 1867 before Jno S Barrett NP
Recorded June 4. 1867.

No 41 deeds 116 **Thomas J Clunie To Geo W Shepherd** (Deed)
Dated June 24. 1867
Consideration $115
Remise release and quit claims Lot 8 M N 13.14.
Duly ackgd before Sam Cross NP.
Recorded June 24. 1867.

No 43 Deeds 522 **Eli Mayo To George W Shepherd** (Deed)
Dated March 2. 1868
Consideration $5
Remise release and quit claims Lot 8 M N 13.14
Duly acknowledged before Sam Cross NP.
Recorded march 2. 1868

For Conveyances from and under Geo. W Shepherd to the present grantees in interest See pages 130 & 131.

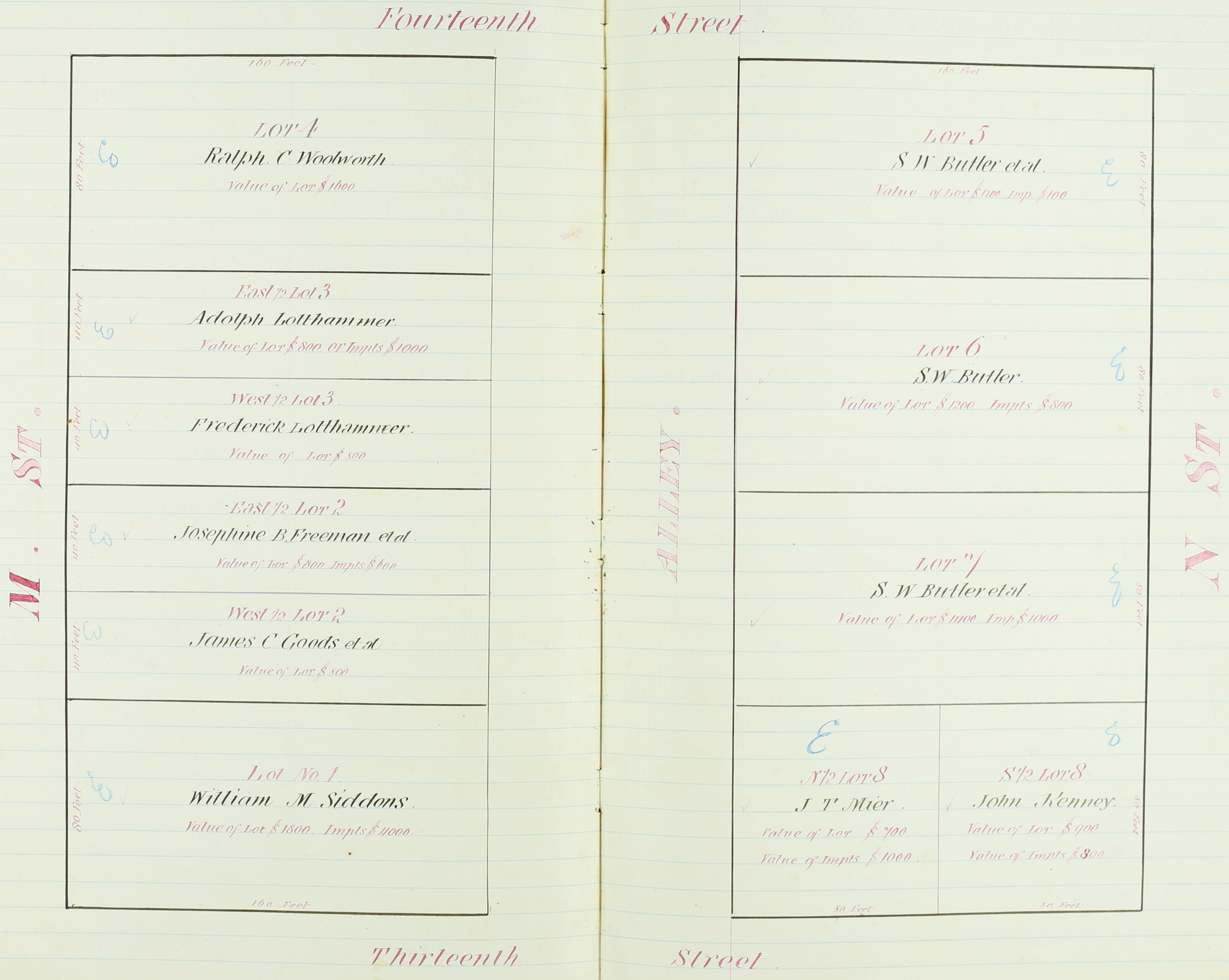
Recapitulation

Of Owners and claimants and Incumbrances on Block M and N 13th 14th Sts

LOT		Owners & Claimants	Incumbrances
No 1	80 x 160	Wm M Siddons	None See page 107.
" 2 East 1/2		Ezekia Fitzgerald Jacob Bush Benjamin Brewster Henry Lester Owen M Perkins H C Dickinson and George Hubbard Josephine B. Freeman	State & Co Taxes delinquent Dist atty Rept Jan 27/73 of 1868 $5.55 W.S.M. of 1869 $15.63 " 1870 $14.70 of 1871 $15.08 City Taxes of 1870 $12.30 of 1871 $13.47 of 1872 $ Dist atty's Rept dated Jany 7 1873. for all of above taxes W.S.M.
" " West 1/2		Cornelius Cole James C Goods	(Thedore T Tidball (Judgment creditor of said James C Goods City Taxes 1871 unpaid $ 7 06
" 3 East 1/2 West 1/2		Adolph Lothammer Frederick Lothammer Capital Savings Bank on all Lot 3	None
" 4	80 x 160	Ralph C Woolworth	None
" 5		Hugh Reily S W Butler	None

LOT			Owners & Claimants	Incumbrances
	No 6	80 x 160	S W Butler	Tax Decree No 2106 D392 rendered 5 July 65 for $13 53 & accruing costs on Lot 6 for St & Co Taxes 1864. Tax Decree No 1203 C68 rendered 6 Jany 65 for $10 63 & acc. costs on Lot 6 for City Taxes 1863-4. Tax Decree No 3431 E559 rendered 8 Dec 65 for $10 42 & acc costs on Lot 6. for City Taxes 1864-5
	" 7	80 x 160	Hugh Reily S.W. Butler	None
N/2	" 8	80 x ~~160~~ 80	J T Mier	None
S/2	"	80 x 80	John Kenney	None

Plat of the Block between M and N 13th & 14th St's Showing Co Assessors valuations on Assessment Roll of 1872.


Fourteenth Street.
Thirteenth Street.
M. ST.
ALLEY.
N ST.
160 Feet
160 Feet
160 Feet
80 Feet
40 Feet
40 Feet
40 Feet
40 Feet
80 Feet
80 Feet
80 Feet
80 Feet
80 Feet
80 Feet
80 Feet
6
3
3
3
3
3
3
3
3
E
8

LOT 4
Ralph. C Woolworth.
Value of Lot $1600

East ½ Lot 3
Adolph Lotthammer.
Value of Lot $800. of Impts $1000.

West ½ Lot 3.
Frederick Lotthammeer.
Value of Lot $800.

East ½ Lot 2.
Josephine B. Freeman et al.
Value of Lot $800 Impts $600.

West ½ LOT 2
James C Goods et al
Value of Lot $800

Lot No 1.
William M Siddons.
Value of Lot $1800. Impts $4000.

LOT 5
S W Butler et al.
Value of Lot $1200 Imp. $100

LOT 6
S.W. Butler.
Value of Lot $1200. Impts $800

LOT 7
S. W Butler et al.
Value of Lot $1400 Imp $1000

N ½ LOT 8
J T Mier.
Value of Lot $700
Value of Impts $1000.

S ½ LOT 8.
John Kenney.
Value of Lot $900
Value of Impts $800.

Abstract of Title

To Block between M and N & 14th & 15th Sts.

Part 1
OF LOTS 1. 3 5 and 7
in said Block.

Note The title of Jno A Sutter as he held the same on June 25. 1849 is deraigned through the Several Instruments shown on Pages 3 - 4 of this Record.

Conveyances under Sutter.

A deeds 360. Jno A Sutter by H A Schoolcraft his Attorney in fact To Bezar Simmons (Deed)

Dated December 7th 1849.
Consideration $19,000.
Bargain and sell 95 Town Lots including the Lots Numbered 1. 3. 5 and 7 now under Search.
acknowledged 17 December 1849. before J S Thomas Judge.
Record No 467.

Power of attorney from Sutter to Schoolcraft as recorded in Book A of Powers p 26 gives full power to sell and convey unsold Lots between M and N and other Streets.

B deeds 37. Bezar Simmons by his attorney in fact Frederick Billings to Dexter R Wright (Deed)

Dated 19 January 1850
Consideration $32500
Bargain and sells all his right title and interest in Lot 7. under Search.
ack'gd 19th January 1850 by Archd C Peachy NP.
Record No 706.

Power of attorney from Bezar Simmons to Fred Billings Dated Decr 26th 1849. Recorded in A of Powers p 11. Gives full power to sell and convey Duly acknowledged before A C Peachy NP.
Recorded May 16. 1850.

D deeds 14 **Bezar Simmons by his Attorney in fact Fred Billings To Bethuel Phelps (Deed)**

Dated 19 th January 1850.
Consideration $1450.
Give grant bargain and sell all his right title and interest in Lot 1 M and N 14 and 15 and other Lots
Acknowledged 19 Jany 1850 before A C Peachy N.P.
Record No 1109.

D deeds 15 **Bethuel Phelps To Franklin N Billings (Deed)**

Dated 19 January 1850
Consideration $1000.
Grant bargain and sells Lot 1 M and N 14 . 15 + other Lots
Ackgd 21 Jany 1850 before F Billings Comsnr of Deeds
Record No 1110.

H deeds 760 **Bezar Simmons To Fred Billings. James R Bolton + H W Halleck (Assignment for benefit of creditors:)**

Dated September 3. 1850
Consideration $ 1 and other considerations
Give grant bargain transfer and sell "About 145 lots in Sacramento City the exact number and locality of the same can be ascertained by the original deed of Jno A Sutter to said Simmons dated November 24. 1849 and recorded in Sacramento; and certain deeds of some of the Lots so conveyed by Sutter given by me to Bethuel Phelps; Isaac T Mott, Orrin Farnham, Franklin N Billings, Mrs Ann S Ryder."
In trust to sell and convey said properties and with the proceeds to pay and discharge in full the debts and obligations of said assignors.
Ackgd September 3rd 1850 before C Temple Emmett N.P.
Recorded May 12. 1852.

Note It is a matter of great doubt whether the lots conveyed to Simmons by Sutter on Decr 7. 49 is embraced in this assgt——
'Stevens'

H deeds 785 **Billings Bolton and Halleck assignees of Bezar Simmons by their atty in fact D B Northrop To Daniel Blue. (Deed)**

Dated May 12. 1852 Consideration $65
Grant bargain sell and convey all their interest in Lots 3.5 M and N 14 . 15 + other Lots.
Duly ackgd. Recorded May 13. 1852

Power of atty from Billings Bolton + Halleck assignees of Bezar Simmons to D B Northrop Dated May 10. 1852. recorded in B of Powers p 138. gives full power to sell + convey.

J Deeds 360. **Dexter R Wright by his atty in fact Elisha Kingsbury to Nelson K Benton (Deed)**

Dated November 13. 1852
Consideration $5000
bargain sell . convey all his interest in Lot 7. M N 14 . 15 + other property.
Ackgd 13 th November 1852 before Theo. A Mudge N.P.
Recorded November 15. 1852.

Power of attorney From Dexter R Wright to Elisha Kingsbury recorded in A of Powers Page 380 dated April 15. 1851. Recorded August 20. 1851 gives full power to sell and convey.—

N Deeds 300 **Daniel Blue To Henry Hayden (deed)**

Dated May 25. 1854
Consideration $250.
bargain sell and convey Lot 5 M and N 14 . 15.
Acknowledged 25 th May 1854 by Wm Shoemaker N.P.
Recorded May 29. 1854.

N Deeds 314 **Daniel Blue To Nathaniel Christopher (deed)**

Dated 29 th May 1854
Consideration $ 200.
Bargain and sell Lot 3 M and N 14 . 15.
Ackgd 29 May 1854 by Wm Shoemaker N.P.
Recorded June 1. 1854.

N Deeds 521. **Nelson K Benton To Dexter R Wright (deed)**

Dated 15 th November 1852.
Consideration $5000.
Bargain sell and convey all his interest in Lot 7 M N 14 . 15.
Ackgd 15 Novr 1852 before Theo A Mudge N.P.
Recorded August 30. 1854

P deeds 351. **Dexter R Wright by Jno Currey his atty in fact To Jno H Gass (Deed)**

Dated June 25. 1855
Consideration $3000. Grant bargain sell and convey Lot 7 und. Search and other Lots.
Ackgd 25 June 1855 before Chas Halsey N.P.
Recorded June 29. 1855.

Power of Attorney from Dexter R Wright to Jno Currey. Dated 12th June 1854 Recorded June 9. 1855 recorded in 'C of Powers p 156 gives full power to sell and convey.—

R deeds 596. Nathaniel Christopher To Norris Butler (Deed)
Dated 18 th august 1856
Consideration $100.
grant bargain sell and convey W½ Lot 3 M N 14 + 15.
ackgd before Geo R moore NP
Recorded August 25. 1856.

T deeds 89. Norris Butler To Peter F Richards (Deed)
Dated 27 January 1857
Consideration $325
Sell convey and Confirm W½ Lot 3 M and N 14 + 15
ackgd 27 Jany 1857 before Geo R moore NP
Recorded January 30. 1857.

U deeds 479. Frederick Billings, James R Bolton and H W Halleck (assignees of Bezar Simmons To Daniel Blue (Deed).
Dated June 18. 1857 Consideration $1.
Remise release and quit claims all their right title and interest that they have as such assignees in and to Lots 3 and 5 M and N 14 + 15 and other Lots (Being the same premises heretofore by our attorney in fact quit claimed to said Second party by conveyance dated may 12. 1852; and this conveyance being Executed to remedy any defects in said 1st Conveyance.
ackgd June 18. 1857 before Saml. Hermann NP.
Recorded. October 1. 1857.

V deeds 202. Jno H Gass To P B Cornwall (Deed)
Dated December 30. 1857
Consideration $3000.
Bargain sell and quit claims Lot 7 M and N 14 + 15 and other Lots
ackgd 30 December 1857 before H S Foushee NP.
Recorded December 30. 1857.

V deeds 485. P F Richards To Nelson Foster (Deed)
Dated October 1st 1857
Consideration $225
bargain sell and quit claims all his right title and interest W½ Lot 3 M and N 14 + 15
ackgd 1 Oct 1857 before Jno Q Brown Co Recorder
Recorded February 22. 1858.

Z deeds 34 P B Cornwall To B F Hastings (Deed)
Dated May 3. 1859.
Consideration $400.
grant bargain sell remise convey and quit claims all his interest in Lot 7 M and N 14 + 15.
ackgd may 4. 1859 before W W Price NP.
Recorded may 5. 1859.

Z deeds 61. B F Hastings To Jno B Weller (Deed)
Dated May 3. 1859
Consideration $1000.
Grant bargain sell release convey and quit claim all his right title and interest in Lots 6. 7. 8 M and N 14 + 15.
ackgd 5th may 1859 before W W Price NP.
Recorded May 14. 1859.

No 29 deeds 204 Nelson Foster To Moses B Lewis (Deed)
Dated 29 December 1859
Consideration $225.
Grant remise release, quit claim W½ Lot 3 M and N 14 + 15.
ackgd 30 December 1849 before Saml. Cross NP
Recorded January 23. 1861.

No 29. Deeds 205 Moses B Lewis To John Hill (Deed).
Dated 19 th January 1861.
Consideration $60.
grant bargain sell remise convey and quit claims all his right title and interest in E½ W½ Lot 3 M and N 14 + 15
ackgd 19 January 1861 before Sam Cross NP.
Recorded Jany 23. 1861.

No 29 Deeds 206 . Moses B Lewis To James Parsons (Deed)
Dated 19 January 1861.
Consideration $60
grant bargain sell release convey and quit claim all his right title and interest in W½ of W½ Lot 3 M and N 14 + 15.
ackgd 19 Jany 1861 before Sam Cross NP
Recorded January 23. 1861

No 29 Deeds 384 Nathaniel A Christopher and wife To Wm M Harron (Deed)
Dated March 12. 1861.
Consideration $600

Remise release and quit claims E½ Lot 3 M. N 14.15
Ackgd 12 March 1861 before Wm G English NP
Recorded March 13. 1861.

No 29 Deeds 541. Henry Hayden To Josephus Warren (deed)
Dated 30 April 1861.
Consideration $200.
Grant bargain sell release convey and confirm Lot No 5 M and N 14.15.
Ackgd 30th April 1861 before Wm G English NP
Recorded April 30. 1861.

No 29 deeds 581 John Hill to James Parsons (Deed)
Dated 14 May 1861.
Consideration $100
Grant bargain sell remise convey and quit claim E½ of W½ Lot No 3 M and N 14.15.
Acknowledged 14 May 1861 before Saml Cross NP
Recorded May 16. 1861.

No 39 Deeds 435. Josephus Warren to Eldridge G. Small (Deed)
Dated 14 July 1866.
Consideration $75.
Grant bargain sell convey undivided ½ Lot 5 M N 14.15.
Ackgd 14 July 66 by Sam Cross NP.
Recorded July 14. 1866.

No 43 deeds 430 Frederick Billings by his attorney in fact D B Northrop To James R Tolles (Deed)
Dated 21 February 1868
Consideration $1000.
Bargain sell release convey and quit claims all his right title and interest in Lots 1 + 2 M and N 14.15 &c &c
Ackgd 21 February 1868 before J H Blood NP.
Recorded February 22. 1868
Power of Attorney From Frederick Billings to D B Northrop Dated Decr 27. 1860 gives full power to sell and convey: Recorded in C of Powers p 80.

No 43 deeds 480 Franklin N Billings by his attorney in fact D B Northrop To James R Tolles. (Deed)
Dated March 2nd 1868.
Consideration $1.

Remise release and quit claims all his right title and interest in Lots 1 + 2 M N 14 + 15 (This deed being Executed for the purpose of perfecting claim of Title to said Lots heretofore intended to be conveyed by Frederick Billings)
Ackgd March 2. 1868 before J H Blood NP
Recorded March 3. 1868.
Power of Attorney from Franklin N Billings to D B Northrop Dated April 27 1853 with full power to sell and convey is recorded in C of Powers p 98.

No 50 deeds 103 James R Tolles To Daniel R Huntoon (Deed)
Dated 16 January 1869
Consideration $1400
Grant bargain and sell Lot 1 M N 14.15.
Ackgd 16 January 1869 by Ed Cadwalader NP
Recorded January 30. 1869.

No 51 deeds 578 Josephus Warren and Eldridge G Small (Deed) To Capital Savings Bank.
Dated April 23. 1869
Consideration $350.
Grant bargain and sell E½ Lot 5 M N 14.15.
Ackgd 23 April 1869 by Joseph Warren and Edward G Small before W R Cantwell NP
Recorded April 23. 1869.

No 53 deeds 119. John B Weller by his Attorney in fact C L Weller to John S Barrett (Deed)
Dated 9 July 1869.
Consideration $300.
Grant bargain sell release convey and quit claim all his right title and interest in Lots 6 7 8 M and N 14.15.
Ackgd 9 July 1869 before W H Chevers NP.
Recorded September 10. 1869.
Power of Attorney from Jno B Weller to Chas L Weller Dated October 15. 1853 gives full power to sell and convey. Duly acknowledged before Jas Grant NP Recorded June 2d 1869. in Book E of P attorney p 188.

No 53 deeds 120 Daniel R Huntoon To Frank Hogeboom (Deed)
Dated Augt 26. 69 Consideration $360.
Grant bargain + sells N½ S½ Lot 1 M N 14 + 15.
Ackgd 26 August 1869 before Julius Wetzlar NP
Recorded September 10. 1869.

No 53 deeds 131 John S Barrett to S W Butler (Deed)
Dated September 7. 1869
Consideration $500.
Remise release and quit claims West 60 feet Lot 7
M and N 14 & 15 and another Lot.
Ackgd 7th September 1869 before Ed M Martin N.P.
Recorded September 13. 1869.

No 53 deeds 345. John S Barrett to S. W Butler (Deed)
Dated October 26. 1869
Consideration $250.
Remise release and quit claims E½ Lot 7. M N 14 & 15
Ackgd October 26. 69 before Ed M Martin NP.
Recorded October 26. 1869.

No 57 deeds 310 In the matter of the estate of Bezar Simmons (deceased) by Probate Court of the City & County of San Francisco. (Order to sell Real Estate)
Dated January 12. 1870.
Upon Petition of Orrin Simmons showing that he as administrator on 3rd December 1869 filed his Petition showing that claims against said Estate had been allowed and there is not sufficient personal property in the hands of said Administrator to pay said debts and that it is necessary to sell some part of the Real Estate to pay the same to wit: the sum of $5000 and it further appearing that no good reason exists why the said order of Sale should not be granted, now on this 12th day of January 1870 it is ordered and adjudged by the Court that the said Orrin Simmons be and the same is hereby authorized to sell Lots 3. 5 M and N 14 and 15 and other real Estate belonging to Estate of Bezar Simmons deceased at Public Auction to the highest bidder for Cash.
Certified Copy. Recorded June 27. 1870.

No 57 deeds 345 In the matter of the estate of Bezar Simmons (deceased) by Probate Court of the City and County of San Francisco (Order Confirming Sale of Real Estate) Dated July 11. 1870
Recites the order of Sale made on January 12. 1870 and report of administrator that he had made Sale of Lot 3 M and N 14 & 15 to James Parsons for $150 and of Lot 5 M and N 14 & 15 to S L Rogers for $300. and it appearing that said Sums so bid was disproportionate

to the value of the property sold, and that a sum exceeding 10 % of such bid Exclusive of Expenses of a new Sale can be obtained and objections being made to the confirmation of said Sale and advance bids in writing having been made as follows: by Joseph Warren & Eldridge G Small for Lot No 5 M and N 14 & 15 for $400 payable in Gold Coin, it is hereby ordered adjudged and decreed that said Sale to said Warren & Small of Lot 5. (and for others) be confirmed and proper conveyances are directed to be executed therefor. (Certified Copy)
Recorded July 14. 1870.

No 57 deeds 352 Orrin Simmons admr of Estate of Bezar Simmons to Joseph Warren and Eldridge. G Small. (Deed)
Dated 4th July 1870.
Recites the Order of Sale and Order Confirming Sale heretofore recited.
In consideration of the premises and $400
grant bargain and sells all the right title and interest of Bezar Simmons that he had at the time of his death in Lot No 5 M and N 14 & 15.
Duly acknowledged
Recorded July 14. 1870.

No 57 Deeds 370. D R Huntoon To William Quinton (Deed)
Dated August 26. 1869.
Consideration $390
Grant bargain and sells S½ Lot 1 M and N 14 & 15.
Acknowledged August 26. 1869 before Julius Welzlar NP
Recorded July 16. 1870

No 57 Deeds 456. Jos. Warren and E. G Small To L B Webber. (Deed)
Dated 4 August 1870.
Consideration $750
Grant bargain sell release convey and quit claim West ½ Lot 5 M and N 14 and 15.
Ackgd 4 Aug. 1870. before Julius Welzlar NP.
Recorded August 4. 1870.

No 57 Deeds 596 Capital Savings Bank To L B Webber. (Deed)
Dated 24 August 1870
$1. Remise release and quit claims E½ Lot 5 M N 14 & 15.

Acknowledged 24 August 1870 by A H Lynch NP
Recorded September 2nd 1870.

No 58 deeds 85 **D R Huntoon To H C B Cotting (Deed)**
Dated October 3rd 1870.
Consideration $500.
Grant bargain and sell N½ Lot 1 M N 14 & 15.
Acknowledged Octr 3. 1870 before A H Lynch NP
Recorded October 3. 1870

No 59 deeds 102 In the matter of the estate of Bezar Simmons deceased by Probate Court of the City and County of San Francisco (Order of Sale of Real Estate)
Dated mch 5. 1870.
Recites that Jno W Greenlaw on January 10. 1870 presented a petition as the only creditor of said Estate praying that an Order of Sale be made directed to Orrin Simmons administrator thereof authorizing him to sell at Public auction so much of the said Estate as may be necessary to pay the claim of W A Dana and H F Dana and now owned by said Greenlaw, (setting forth that there was no personal Estate) and that the same is now held and owned by said Greenlaw and that the amt of said claim is $15,735. 88 and it appearing that no good reason exists why said Order of Sale should not be granted. It is ordered adjudged and decreed that said Orrin Simmons administrator be and he is hereby authorized to sell the following Real Estate or Enough thereof to pay said claim; at Public auction to the highest bidder for cash after due notice. Lot 3 M and N 14 & 15 and other Lots (Certified Copy)
Recorded January 13th 1871.

No 62 Deeds 423 In the matter of the estate of Bezar Simmons deceased by Probate Court of the City and County of San Francisco. (Order Confirming Sale of Real Estate)
Dated June 12, 1871
Under Order of Sale made March 5. 1870 authorizing said Administrator to sell certain real Estate he did on 13th day of July 1870 after due notice sell Lot 3 M N 14 & 15 to J W Greenlaw and J M Ryder for $270 and it appearing that the sum so bid is disproportionate to the value

thereof and that a sum exceeding such bid by at least 10% can be obtained and Wm M Harron & Jas Parsons having made in writing an advance bid of $\$302^{50}$ and no persons interested having appeared and made any objections and no good reason appearing why said Sale should not be confirmed. It is hereby ordered adjudged and decreed that the sale be confirmed and conveyance directed to be executed therefor. (Certified Copy)
Recorded June 19. 1871.

No 63 deeds 522 **Orrin Simmons Administrator of the estate of Bezar Simmons deceased to James Parsons and Wm M Harron (Deed)**
Dated August 9. 1871.
Consideration $\$302^{50}$.
Grant bargain sell and convey all the right title and interest of the Estate of Bezar Simmons in Lot 3 M N 14 & 15) by virtue of the Orders of Sale and confirmation heretofore made by the Probate Court of the City and County of San Francisco (already recited).
Duly acknowledged
Recorded December 5th 1871.

No 63 Deeds 524 **James Parsons To Mary E Harron (Deed)**
Dated — 4th 1860.
Consideration $10.
Remise release and quit claims E½ Lot 3 M N 14 & 15
Duly ackgd before Julius Wetzlar NP.
Recorded December 5. 1871.

No 63 deeds 525 **William M Harron To James Parsons (Deed)**
Dated December 4. 1871
Consideration $10
Remise release and quit claims W½ Lot 3 M and N 14 & 15
Duly acknowledged before Julius Wetzlar NP
Recorded December 5. 1871.

No 65 Deeds 184 **William Quinton and wife to C H Swift and W P Coleman in Trust for Sacramento Savings Bank (Trust deed)**
Dated October 2nd 1871.
Grant bargain sell convey and confirm S¼ Lot 1 M N 14 & 15 to secure payment of a promissory note of $600 and any further advances that may be made during the contin-

uance of this Trust.
Ackgd 2 Oct 1871 before Wm Ellis J P.
Recorded October 2nd 1871.

Homestead Declarations.

No 2 Home 590 William Quinton To Homestead Declaration "
Recorded October 12. 1870.
Claiming the S 1/4 Lot 1 M and N 14 & 15 and
the buildings thereunto belonging as a homestead.
Recorded October 12. 1870

Tax Deeds & Deeds incidental thereto.

K deeds 542 W S White City Tax Collector To Charles Crocker (Tax Deed)
Dated 28 July 1853
Conveys Lot 7 M and N 14 & 15 for $\$4^{15}$ for City Taxes
for the year 1851.
Duly acknowledged. Recorded July 28. 1853.

M Deeds 241. A D Patterson Shff of Sacramento County to Charles Crocker (Tax Deed)
Dated 7th January 1854
Sells Lot 7 M and N 14 . 15 for State & Co Taxes of 1853.
Duly acknowledged
Recorded January 19. 1854.

M deeds 254. City Tax Collector To Charles Crocker (Tax Deed)
Dated. February 1. 1854
Sells Lot No 7 M and N 14 & 15 for $\$4^{34}$ for City Taxes
of year 1852 - 3.
Duly acknowledged on 14 Feb 1854 by P Dunlap N P
Recorded February 16. 1854.

M deeds 377 D N Hunt Sheriff and A D Patterson Late Sheriff Sacramento County To Charles Crocker (Tax Deed)
Dated 15 July 1854
Conveys Lot 7 M. N 14 & 15 for State & Co Taxes of 1853 amtg
to $\$5^{10}$
Duly acknowledged Recorded July 15. 1854.

42 deeds . 67. Coe G 749 by James Lansing Sheriff to Martha Longton.
Dated November 25. 1867
Consideration $\$13^{13}$ grant bargain and sells W 1/2 Lot
7 M and N 14 & 15 under a decree and Order of Sale issued
out of the Clerk's office of District Court of 6th Judicial
Dist upon a judgment recovered therein on Decr 26. 1866 in
favor of the People vs Coe G 749 et al and Lots 6. 7 M &
N 14 & 15 . for $\$2^{60}$ for City Taxes levied for the year 1865 - 6
and $\$8^{03}$ costs. Sale made on 25th March 1867
Duly ackgd.
Recorded November 25. 1867.

42 deeds 321. Doe G 3037 by Sheriff To J S Harbison (Tax Deed).
Dated May 12. 1868 Consideration $\$14^{66}$
grant bargain and sells all Lot 7 M and N 14 & 15 under
a Decree and Order of Sale issued out of the Clerk's office of
6th Judicial Dist Court upon a Judgment therein recovered
on 3rd Septr 1867 against Jno Doe Doe G 3037 and Lot
7 M N 14 . 15 for $\$2^{63}$ for State and County Taxes levied
for the year 1866 and $\$8^{03}$ costs.
Sale made on 14 October 1867.
Duly acknowledged Recorded June 8th 1868.

46 Deeds 212 Jno S Harbison To S W Butler (Deed)
Dated 11th September 1868
Consideration $\$100$
Remise release and quitclaim Lot No 7 M N 14 & 15.
Ackgd 17 Septr 1868 before A Comte Junior N P
Recorded September 23. 1868.

Note. By reference to Suit No 12853 2d Series No 6727 in Clerk's office of Dist Court of 6th Judicial District I find that on February 19 69 a writ of assistance was granted to S W Butler to placing him in possession of Lot 7 .. and that the Sheriff did place him in possession thereof on March 5. 1869.
Stevens.

No 53 deeds 130 S. W Butler To John S Barrett (deed)

Dated 7th September 1869

Consideration $\$500$

Remise release and quit claim E20 ft Lot 7 M N 14 + 15 etal

Duly acknowledged before Ed M Martin NP

Recorded September 13. 1869

For deed from Barrett To Butler see Page 148 of this record

No 54 deeds 136 Doe G 5256 by E F White Shff To S W Butler (Deed)

Dated December 30. 1869

Consideration $\$21^{00}$

Grant bargain Sell and convey E/2 Lot 7 + another Lot under a decree and Order of Sale issued out of Clerk's office of 6th Judicial District Court upon a Judgment recovered in Said Court on 3rd August 1868 in favor of the People vs Doe G 5256 et al for $\$5^{06}$ State and Co Taxes levied for the fiscal year 1867 and $\$8^{05}$ costs. Sells on 21 June 1869 to Eli Morgo who assigns to Butler.

Ackgd 30 December 1869 before Ed M Martin NP

Recorded March 19. 1870

Collateral Deeds

D deeds 362 Jno W Murphy To Jno G Cleal and Maurice Nolan (Deed)

Dated 16 Jany 1850 Consideration $\$8500$ bargain sells all his interest in Block M and N 14 + 15. Duly ackgd. Recorded Augt 5. 1850.

V deeds 442 James M Reid to E A Reid and A J Reid (Deed)

Dated 8 Oct 1855 $\$2000$ bargain sell + quit claim all his interest in Block M N 14. 15. Duly ackgd. Recorded Feby 15. 1858.

No 28 Deeds 579 E A Reid and A J Reid To Robert Montgomery (Deed)

Dated 18th May 1860

Consideration $\$200$.

Remise release and quit claim Lots 1. 2 M N 14. 15

Duly ackgd Recorded November 28. 1860.

Collateral Deeds (Continued)

No 31 deeds 122 B B Stansbury by Wm S Manlove Sheriff to Joseph Zumwalt (Deed)

Dated June 26. 1861.

Consideration $\$230$.

Grant bargain + sell Lot 7. 8 M and N 14. 15 and other Lots under a writ of Execution issued out of the Clerk's office of the Dist Court of 6th Judicial District on 14 September 1860 upon a judgment recovered therein in Said Court on 3 September /60 in favor of John C Reiley and against Jos Zumwalt, B B Stansbury. Bongard Petre for $\$456.75$ and interest and $\$42^{72}$ costs and by said Sheriff received on 15 Sept. 1850. Sells on 12th Novr 1860 said Lots to Jno C Reily who on 21 November 1860 assigned and transferred all his right title and interest to this Grantee Joseph Zumwalt + authorized a deed to be made to him.

Duly ackgd before D S C Stevens NP

Recorded August 1. 1861.

Part 2

Of Lots 2.4.6 & 8 in said Block.

Note The title of John A Sutter as he held the same on June 25. 1849 is deraigned through the Several instruments shown on Pages 3 & 4 of this Record.

Conveyances under Jno A. Sutter

A deeds 512 John A Sutter by Henry A Schoolcraft his Attorney in fact To J S Ruth (deed)
Dated 9th November 1849.
Consideration $5000.
Bargain and sell all his right title and interest in Lots 2 4 6 8 M and N 14th and 15th Streets
acknowledged 7 January 1850 before J S Thomas Judge.
Record No 614.

Re recorded in Book D of Deeds page 513 on September 7. 1850 and ackgt taken of George Wheeler a Subscribing Witness on 6th September 1850 before George S Fake NP.

F Deeds 470. Joseph S Ruth To J Mildeberger Smith (Deed).
Dated 18th March 1851.
Consideration $ 2500.
bargain sell and convey all his right title and interest in Lots 2.4.6.8 M and N 14 & 15 and other Lots
Acknowledged 20 March 1851 before Lloyd Tevis NP.
Recorded March 20. 1851.

R deeds 148 J Mildeberger Smith by J Clark Smith his Atty in fact To Jerome C Davis (Deed).
Dated 19th April 1856.
Consideration $10.000.
Grant bargain sell and convey Lots 2 4 6 8 under Search & other property
Ackgd 22 April 1856 before Jno Q Brown Co Recorder
Recorded April 22. 1856.

R deeds 474 Jerome C Davis and wife To J Clark Smith (Deed)
Dated July 23. 1856.
Consideration $12000
Grant bargain sell convey and confirm Lots 2 4 6 . 8 under

Search and other Lots.
Ackgd 23 July 1856 before Jno Q Brown Co Recorder.
Recorded July 24. 1856.

S deeds p 98. J Clark Smith To J Mildeberger Smith (Deed)
Dated September 23. 1856
Consideration $12000
Grant bargain and sells. Lots 2. 4. 6. 8 under Search & other Lots
acknowledged Sept 23 1856 before Jno Q Brown Co Recorder
Recorded September 23. 1856

S deeds 136 J Mildeberger Smith to Catherine M Hardenbergh (Deed)
Dated September 29. 1856
Consideration $14,000.
Grant bargain and sell Lots 2 4 6 8 under Search & other Lots
Ackgd Sept 29. 1856 before Jno Q Brown Co Rec.
Recorded September 29. 1856.

V deeds 151 Catherine M Hardenbergh to James R Devitt (Deed).
Dated 3rd June 1857
Consideration $ 2000.
Grant bargain sell and convey Lots 2 . 4 M N 14 & 15.
Warrantee Deed.
Ackgd 29 June 1857 before Jno Q Brown Co Recorder
Recorded September 29. 1857.

V deeds 558. Catherine M Hardenbergh To James Clark Smith (Deed)
Dated September 17. 1857
Consideration $12000
Grant bargain sell and convey Lots 2. 4. 6 . 8 under Search and other Lots.
Ackgd September 29. 1857 before S H S Foushee NP
Recorded October 19. 1857.

V deeds 441 J Clark Smith To William L Uhler (Deed)
Dated September 5th 1858
Consideration $5000.
Grant bargain sell alien remise release convey and confirm Lots 6 and 8. M and N 14th and 15th Sts. and other Lots
Ackgd 5 February 1858 before W W Price NP.
Recorded February 5. 1858.

W deeds 261 James R Devitt To Eliza French (Deed)
Dated 18 June 1858
Consideration $1000
Grant bargain sell and convey Lots 2 and 4 M N 14 & 15
Ackgd 18 June 1858 before W W Price NP
Recorded June 18. 1858

W deeds 383 William L Uhler to B F Hastings (Deed)
Dated 24 July 1858
Consideration $ 610
Remise release and quit claims Lots 6, 8 M and N 14th and 15 th Streets and other property
Ackgd 24 July 1858 before W W Price NP
Recorded July 26. 1858

Z Deeds 61. B F Hastings To Jno B Weller (Deed)
Dated 3rd May 1859
Consideration $1000
Grant bargain sell remise convey and quit claims all his right title and interest in Lots 6 7 8 M and N 14 and 15.
Ackgd May 5. 1859 before W W Price NP
Recorded May 14. 1859.

No 45 Deeds 373 Gaven D Hall and Eliza S (his wife) late Eliza S French to W S M Anderson (Deed)
Dated 11 June 1868
Consideration $350
Remise release and quit claims Lots 2 and 4 M N 14 & 15 being the same heretofore sold and conveyed to above named Eliza S French by J R Devitt.
Duly ackgd Recorded June 17. 1863.

No 45 deeds 599 W S M Anderson by Wm G English his attorney in fact To Jno H Lewis (Deed)
Dated 15 August 1868
Consideration $750 grant bargain and sells Lot 2 M N 14 & 15
Ackgd 15 Augt 1868 before A Comte Junior NP
Recorded August 15. 1868

Power of Attorney From W S M Anderson to William G English is recorded in C of Powers p 619. Dated 22 March 1868 Gives full power to sell and convey Duly acknowledged Recorded July 23. 1858

48 deeds 72. W S M Anderson by Wm G English his atty in fact To C T Wheeler (Deed)
Dated January 25. 1869
Consideration $500
Grant bargain sell release convey and quit claims all his right title and interest in Lot 4 M and N 14 and 15 & other property
Ackgd 25 January before C J Torbert N P
Recorded February 5th 1869 -

53 Deeds 119. Jno B Weller by his Attorney in fact C L Weller to John S Barrett (Deed)
Dated 9th July 1869
Consideration $300
Grant bargain sell release convey and quit claims all his right title and interest in Lots 6 7 8 M and N 14th and 15th Streets.
Ackgd 9 July 1869 before W H Chevers N P
Recorded September 10. 1869.

Power of Attorney from John B Weller to Charles L Weller Dated October 15th 1853 gives full power to sell and convey. Duly acknowledged before Joseph Grant NP Recorded June 2. 1869 in Book E of Powers p 188.

No 53 p 131. John S Barrett To S W Butler (Deed)
Dated September 7. 1869. Consideration $500
Remise release & quit claims Lot 8 and other property
Ackgd Sept 7. 1869. before Ed M Martin NP
Recorded September 13. 1869.

53 deeds 153 John S Barrett To Terence Masterson (Deed)
Dated September 7. 1869.
Consideration $1000
Grant bargain sell convey and confirm E½ Lot 6 M N 14 & 15
Duly acknowledged
Recorded September 18. 1869 -

No 53 deeds 346 John S Barrett To Terence Masterson (Deed)
Dated October 22. 1869
Consideration $1000
Grant bargain sell and convey W½ Lot 6 M N 14 & 15
Duly acknowledged.
Recorded October 26. 1869.

No 62 deeds 11. C T Wheeler To Elizabeth W. Anderson (Deed).
Dated 1st April 1871.
Consideration $5
Remise release and quit-claims Lot 4 M and N 14. 15
and other Lots
ackgd 3rd April 1871 before a Comte Jr NP.
Recorded April 8 th 1871.

No 62 Deeds 267 Elizabeth W Anderson To Elizabeth C English (Deed.
Dated 4 th April 1871.
Consideration - natural love and affection she has and
bears towards her daughter.
Give grant alien enfeoff and confirm Lot 4 M. N 14. 15.
and other Lots.
acknowledged 4 April 1871 by a Comte Jr NP.
Recorded May 24. 1871.

Collateral Deeds.

D deeds 362 Jno W Murphy to Jno G Cleal and Maurice Nolan (Deed).
Dated 16 January 1850
Consideration $8500 bargain and sells all his right title and
interest in Block M and N 14. 15. and other property
Duly acknowledged Recorded - August 5. 1850.

V deeds 441 James M Reid To E A and A J Reid (Deed)
Dated 8 th October 1855
Consideration $2000
Bargain sell and quitclaims all his interest in Block M N 14. 15.
Duly acknowledged - Recorded February 15. 1858

No 28 deeds 579 - E A Reid and A J Reid To Robert Montgomery. (Dee
Dated 18th May 1860 Consideration $200.
Remise release & quit claims Lots 1. 2 in Block 14 Between
M and N 14 th and 15 th Streets.
Duly acknowledged
Recorded November 28. 1860.

No 31 p 122 B B Stansbury by S Marshall Sheriff To Joseph Zumwalt.
(Deed). Dated June 26. 1861
Sells Lots 7 and 8 M and N 14. 15.
(for fuller recitals see Page 155
Duly ackgd Recorded August 1. 1861.

No 43 deeds 430. Frederick Billings by D B Northrop to James R Tolles (dee
Dated 21 February 1868.
Consideration $1000.
Quit-claims Lots 1 and 2 M and N 14. 15
Duly ackgd Recorded February 22. 1868.

No 43 deeds 480. Franklin N Billings by D B Northrop To Jas R Tolles (Deed)
Dated March 2d 1868. Consideration $1.
Remise release & quit claims all his interest in Lots 1 and
2 M and N 14 th and 15 th Streets.
Duly ackgd Recorded March 3rd 1868.

No 43 p 482. James R Tolles. to L K Hammer. 3 Mch 68 $500.
Conveys Lot 2 M and N 14. 15.
Duly ackgd Recorded March 3. 1868.

Tax Deeds & deeds incidental thereto

M deeds 715 Wm S Mantove Sheriff and Ex Officio Tax Collector to
B F Hastings (Tax Deed)
Dated 26 July 1859
Consideration $13 52
Conveys Lots 6 and 8 M and N 14 . 15 for State & Co
Taxes for years 1858-59.
Duly acknowledged
Recorded July 27. 1859.

No 36 deeds 209 Roe 5311 by B N Bugbey Ex Sheriff to Thomas Hague (deed)
Dated 1 August 1864
Consideration $19
Sells Lot 6 M and N 14 . 15 upon a judgment recovered
on 24 July 1863 by the People vs Roe 5311 and Lot 6.
Writ of Execution issued from Clerk's office on 16 Nov 1863.
Sale made on 18 January 1864.
Duly acknowledged.
Recorded.

No 36 deeds 521 Thomas Hague and wife To Martha Longton (deed).
Dated 16 January 1865
Consideration $50.
Remise release and quit claims Lot 6 M N 14 . 15
Ackgd 17 Jany 1865 before C C Jenks NP.
Recorded January 18. 1865

No 48 deeds 372 Martha Longton to Stephen W Butler (deed).
Dated 7th January 1869
Consideration $325
Remise release and quit claims all her interest in Lot
6 M and N 14 and 15.
Duly ackgd before Ed Cadwalader N P
Recorded January 7. 1869.

No 53 deeds 130 S W Butler To John S Barrett
Dated Septr 7. 1869 Consideration $500
Remise release and quit claims Lot 6 + another Lot.
Duly acknowledged
Recorded Septr 13. 1869.

No 54 deeds 136 Doe G 5256 by Sheriff To S W Butler (Tax Deed)
Dated December 30. 1869
Consideration $21 11.
Grant bargain sell and convey Lot 4 M N 14 . 15 &
another Lot under a Decree and Order of Sale issued
out of the Clerk's office of 6th Judicial District Court
upon a Judgment recovered in said Court on 3d Augt
1868 in favor of The People vs Doe G 5256 et al for $5 06
State and County Taxes levied for the fiscal year
1867 and $8 05 costs — Sells on 21 June 1869 to Eli
Mayo who assigns to Butler
Ackgd 30 December 1869 before Ed M Martin NP.
Recorded March 19. 1870

No 59 deeds 39 S W Butler to E C English (Deed).
Dated 30th March 1870.
Consideration $5.
Grant bargain sell and convey Lot 4 M and N 14 . 15
Ackgd 5 September 1870 before A Comte Junior NP.
Recorded Jany. 6th 1871.

Certificates of Tax Sales

No 2 Cert Sur 53. Coe G 3830 by Sheriff to F Elliott
Dated March 2nd 1868
Sells under a Judgment and decree for City Taxes levied
for year 1866-7 docketed on 8th Jany 1868 in Dist Court
of 6th Judicial Dist in favor of the People vs Coe G 3830
and E½ Lot 7 and all of Lots 4 . 8 M N 14 . 15 for $3 45
and $8 03 costs. Levy made on February 4. 1868
Sale made April 4th 1868. Sells Lot No 4 M N 14 . 15
Recorded April 4. 1868.

Redeemed as
per Rcpt Sheriff
Exhibit dated
Sept 1/68

Certificates of Tax Sales (Continued)

No 2 Cert Pur 98 Doe G 4962 by Sheriff To Henry Ames.

Dated 17th august 1868.

Sells under a judgment and decree for State and Co Taxes levied for the fiscal year 1867 rendered and docketed in the District Court of the 6th Judicial District on 1st July 1868 in favor of the People vs Doe G 4962 and Lot 8 M and N 14 & 15 for \$2.53 and \$8.03 costs. Levy made on 4th February 1868. Sale made on april 4th 1868 of Lot 8 for \$15.48.

Recorded September 10. 1868.

Note The Sheriff's Books show that this sale was " Redeemed by S W Butler on January 7th 1869.

Steevens.

No 2 Cert Pur 270 Doe G 2614 by E F White Sheriff to John S Barrett

Dated October 12. 1868

Sells under a Judgment and decree for State & County Taxes for year 1866 rendered and docketed in Dist Court of 6th Judicial District on 1st July 1868 in favor of the People vs E G Small Doe G 2614 and Lot 8 M & N 14 & 15 for \$4.99 and \$8.05 costs. levy made on 18 July 68 Sale made on Oct 12. 1868 for \$17.24 of Lot 8 aforesaid

Recorded June 12. 1869.

Note. For Deed from John S Barrett to S W Butler See P 159 of this record

No 2 Cert pur 359 Coe G 5971 by E F White Sheriff to Wm G English:

Dated 1st March 1869.

Sells under a Judgt & Decree of Sale for City Taxes levied for the fiscal year 1867-8 rendered and docketed in District Court 6th Judicial District on 2nd Nov 1868 in favor of the People vs Coe G 5971 & E½ Lot 7 & all Lot 8 M and N 14 and 15 for 30/100. and \$8.01 costs.

Levy made on 16th January 1869.

Sells S¼ of Lot 8 for \$12.31.

Recorded June 3rd 1869.

City Taxes of 1871 and 1872 Delinquent. on Lot no 6.

Tax Decrees returned unsatisfied

Book	No Decree	When rendered	Amount	Against what property	For Taxes of year
A 189	No 162	Sept 15, 1864	\$12.65 + ac costs	Lot 7 M N 14. 15	State County Taxes 1862
A 190.	" 163	" 15 "	\$13.44 "	" 8 " " "	" " " 1862
C 346.	" 1480	April 20. 65	\$10.49 "	" 7 " " "	" " " 1863.
D 393	" 2107	July 5 "	\$15.11 "	" 7. 8 " " "	" " " 1864
K 89	" 4203	Oct 20 66	\$14.77 "	" 7. 8 " " "	" " " 1865
C 345	" 1481	April 20. 65	\$11.11 "	" 8 " " "	State Co Taxes. 1863

All other Taxes paid to Tax Collectors on or before Execution or by sales of the property already recited.

Steevens

Recapitulation

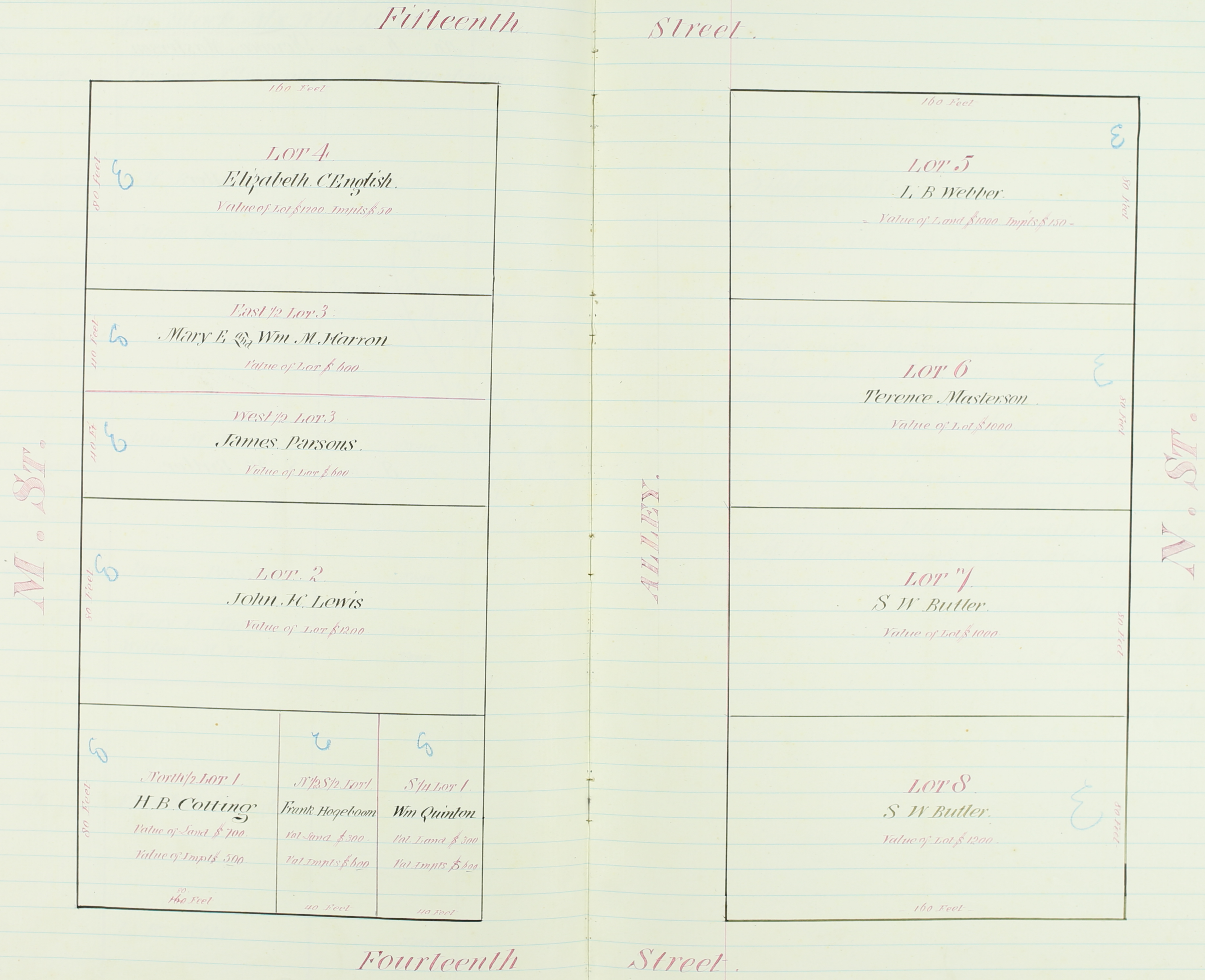
Of Owners and Claimants and Incumbrances on Block M & N 14th & 15th Sts.

LOT	Owners & Claimants	Incumbrances
No 1 N½ (80x80)	H B Cotting	None
" N½ S½ (40x80)	Frank Hogeboom	None
" S¼ (40x80)	William Quinton	Sacramento Savings Bank (Trust Deed in No 65 p 184) see Page 151.
No 2 80 x 160	John H Lewis	None
" 3 W½	James Parsons	None
" E½	Mary E Harron William M Harron	None None
No 4	Elizabeth C English	None
No 5	L B Webber	None

Deed has interest in undivided 20 ft. Not in this abstract

LOT	Owners & Claimants	Incumbrances
No 6 80 x 160	Terence Masterson	None City Taxes of Year 1871 unpaid $6.63 " " of year 1872 "
" 7 80 x 160	S W Butler	Tax Decree No 162 A 189 rendered 15 Sep 64 for $12.65 + acc costs on Lot 7. for St & Co Taxes 1862. Tax Decree No 1480 C 346 rendered 20 April 1865 for $10.49 + acc costs on Lot No 7 for St & Co Taxes 1863. Tax Decree No 2107 D 393 rendered 5 July 65 for $15.11 + acc costs on Lots 7. 8 for St & Co Taxes 1864. Tax Decree No 4203 H 89 rendered 20 Oct 66 for $14.22 + acc costs on Lots 7. 8 for St & Co Taxes 1865
" 8 80 x 160	S W Butler	Tax Decree No 163 A 190 Rendered 15 Sep 64 for $13.44 + acc costs on Lot 8. for St & Co Taxes 1862. Tax Decree No 1481 C 345 Rendered 20 Apl 1865 for $11.11 + acc costs on Lot No 8 for State & Co Taxes 1863. Tax Decrees Nos 2107 & 4203 (for particulars see above of decrees on Lot 7.

Plat of the Block between M and N 14th and 15th Streets (Showing Co. Assessors' Valuations on Assessment Roll of 1872


Fifteenth Street.
M. St.
Alley.
N. St.
Fourteenth Street.
160 Feet
Lot 4.
Elizabeth C. English.
Value of Lot $1200. Impts $50.
80 feet
East ½ Lot 3.
Mary E and Wm M. Harron
Value of Lot $600.
40 feet
West ½ Lot 3
James Parsons.
Value of Lot $600.
40 Ft
Lot 2
John H. Lewis
Value of Lot $1200
80 Feet
North ½ Lot 1.
H.B. Cotting
Value of Land $700.
Value of Impts $500.
80 Feet
~~160~~ 80 Feet
N ½ S ½ Lot 1.
Frank Hogeboom
Val Land $300.
Val Impts $600
40 Feet
S ¼ Lot 1.
Wm Quinton
Val. Land $300
Val Impts $600.
40 Feet
160 Feet
Lot 5
L. B. Webber.
Value of Land $1000. Impts $150.
80 Feet
Lot 6
Terence Masterson.
Value of Lot $1000
80 Feet
Lot 7.
S. W. Butler.
Value of Lot $1000.
80 Feet
Lot 8.
S. W. Butler.
Value of Lot $1200.
80 Feet
160 Feet

State of California }
} SS.
County of Sacramento }

I hereby certify that I have made a careful and thorough Examination of the Records of Sacramento County and that the foregoing pages from No 3 to No 167 inclusive Contain a full true and Correct Abstract of all conveyances and Incumbrances of Record touching upon the title of

Block between L and M 12th - 13th Streets
" between L and M 13th - 14th Streets
" between M and N 12th - 13th Streets
" between M and N 13th - 14th Streets
" between M and N 14th - 15th Streets

in the City of Sacramento State of California.

Sacramento June 6th AD 1872 @ 10 am

Daniel St C. Stevens

Searcher of Records.

Continuation to date

From June 6 th 1872 to Abstract of
the Title to the Blocks between L and M
12 th and 14 th Streets and between M and N
12 th and 15 th Streets in Sacramento City

W mort 41. Amos Norris to Peter Bohl (Mortgage)
Dated July 15 th 1872.
W ½ Lot 3 L . M 12.13 Mortgage Consideration $1200 gold coin payable 1 year from date with
interest at 1¼ percent per month:
Grant bargain sell convey and confirm West ½ Lot 3 L. M 12.13.
Duly acknowledged. (Recorded July 17 th 1872)

No 67 p 117. I, B Webber To Capital Savings Bank (Trust Deed)
Dated 9 th august 1872.
Lot 5 M. N 14 - 15 Grant bargain sell and convey to I, Williams and R C Woolworth in
Trust for Capital Savings Bank Lot No 5 in square M and N
14 th and 15 th Streets to secure payment of $750 gold coin and interest
according to the terms of a certain promissory note of even date herewith
Duly acknowledged. Recorded august 9 th 1872.

No 68 p 237 F H L Weber to C H Swift and Wm P Coleman in
trust for Sacramento Savings Bank (Trust Deed)
E ½ 3 L . M 12.13. Dated 7 th November 1872.
Grant bargain sell convey and confirm East ½ Lot 3 L . M 12.13.
to secure payment of $1700 gold coin and interest according to the terms
of a certain promissory note of even date herewith
Duly acknowledged Recorded November 7 th 1872.

No 61 p 317 Frederick Walter and Mary (his wife) To P H Russell
+ H G. Smith in Trust for Odd Fellows Bank of Savings (Trust Deed)
Dated 16 th December 1872.

(Continued)

Lot 8 L & M 13 & 14 Grant bargain sell convey and confirm Lot No 8 L and M 13 & 14 to secure payment of $1000 gold coin and interest according to the terms of a certain promissory note of even date herewith.
Duly acknowledged on 16th December 1872 before J E Abbott NP Solano Co,
Recorded December 23. 1872.

No 69 of Deeds p Dan E. Alexander to Jacob Hoehn (Deed)
Dated 11th January 1873.
Consideration $50. Remised released and quitclaimed Lot
1 L & M 13 & 14. Number One (1) in square between L and M 13th & 14th Streets
Acknowledged 11th January 1873 by Ed. M. Martin Court Commsr.
Recorded January 25. 1873 at 12 h 10' P M.

Tax Statement

The State & County Taxes of 1872 have been duly paid on all the property under Search, excepting on the following

paid Feb 15 '73 DSCS on Lot 7 L and M 12th & 13th Sts. Taxes $ 23.22 & costs delinquent

paid March 4 '73 DSCS on Lot 8 & E/2 " 9 } M and N 12 & 13 " Taxes $ 32.25 & costs delinquent.

Paid on E/2 Lot 3 M and N 14 & 15 (Hansen) Taxes $ 12.90 & costs delinquent

Note: In my original Search on page 97 of this record the City Taxes for 1872 ~~that~~ was reported unpaid, have since been paid on July 17th 1872 by A Dotta.

Sacramento February 1st AD 1873 10 o'clock Am

Daniel St C Steevens.

Searcher of Records &c

State of California }
County of Sacramento } SS.

I hereby certify that I have made Examination of the Records of Sacramento County commencing from the 6th day of June AD 1872 to date and that the pages 173 and 174 of this record contain a full true and correct abstract of all Incumbrances and Conveyances of record effecting the title to the premises therein described

Sacramento February 1st 1873.

Daniel St C Steevens.
Searcher of Records.